

CITY OF KINGSVILLE



P. O. BOX 1458 - KINGSVILLE, TEXAS 78364

EPA Brownfield Cleanup Grant - Narrative Information Sheet

1. Applicant Identification:

City of Kingsville, Texas
 400 West King Avenue
 Kingsville, Texas 78363

2. Funding Requested:

- (a) Grant Type: Single Site Cleanup
 (b) Federal Funds Requested:
 (i) Requested Amount: \$500,000
 (ii) Not requesting a cost share waiver
 (iii) Not requesting a waiver of the \$500,000 limit

3. Location:

- (a) City: Kingsville
 (b) County: Kleberg County
 (c) State: Texas

4. Property Information:

Former Kleberg County Hospital, 400 East Caesar Blk, Kingsville, Texas 78363

5. Contacts:

- (a) Project Director:
 Uche Echeozo, Director of Planning and Development Services, Kingsville, Texas
 361-595-8055; uecheozo@cityofkingsville.com; PO Box 1458, Kingsville, Texas 78364
 (b) Chief Executive/Highest Ranking Elected Official:
 Sam Fugate, Mayor; 361-595-8002; mayor@cityofkingsville.com; PO Box 1458, Kingsville, Texas 78364

6. Population: Kingsville - 25,315**7. Other Factors Checklist**

None of the Other Factors apply to this community

8. Letter from the State or Tribal Environmental Authority

Please find attached a letter dated October 20, 2021 from Texas Commission of Environmental Quality acknowledging our intent to apply for FY22 grant funds and conduct cleanup activities.

9. Releasing Copies of Applications

Not Applicable.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 20, 2021

Mr. Uche Echeozo, Director of Planning and Development Services
City of Kingsville
PO Box 1458
Kingsville, Texas 78364

Sent via email

Re: City of Kingsville's Proposal for a U.S. Environmental Protection Agency FY22 Brownfields Cleanup Grant for the Old Kleberg County Hospital property

Dear Mr. Echeozo:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Kingsville's (Kingsville) proposal for the U.S. EPA FY22 Brownfields Cleanup Grant. The TCEQ believes that the grant will significantly benefit the redevelopment of the Old Kleberg County Hospital property which will enhance the local economy, increase the tax base, and improve the environment.

The TCEQ has completed a Phase I, Phase II, and ABCA for the property as well as participated in visioning for the redevelopment. TCEQ is pleased to continue the work of assessing and remediating contaminated properties in Kingsville and looks forward to the redevelopment of the Old Kleberg County Hospital property.

The TCEQ looks forward to working with Kingsville on its Brownfields initiative and supports the grant proposal. You may contact me at 512-239-2023 or phylicia.allen@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

Phylicia Allen

Phylicia Allen
Brownfields Program Manager
Remediation Division

PA/dl

Former Kleberg County Hospital, Kingsville, Texas
FY2022 US EPA Brownfield Cleanup Grant Application

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a Target Area and Brownfields. 1.a.i Background and Description of Target Area:

Kingsville, Texas is a city located in the southern region of Texas. It is the county seat of Kleberg County and is located on US Route 77 near Corpus Christi. It is the most populous city in Kleberg County, Texas with a population of 25,315. Kingsville was established in 1904 and was originally called “Townsite on the Santa Gertrudis Ranch”. Kingsville is the home of Texas A&M University – Kingsville, and Naval Air Station Kingsville, which is one of the US Navy's two locations for jet aviation training. The city is surrounded by farmland producing various crops such as cotton and sorghum. In recent years, Kingsville's population has declined or remained stagnant due to the lack of new jobs being created in the commercial/industrial sector. According to the Census Bureau, the population growth rate is at -4.3 between 2010 and 2019. The poverty rate is 29.8%.

Named in honor of Captain Richard King, founder of the King Ranch, the first buildings in Kingsville were constructed in 1904 along the newly completed, now defunct, St. Louis, Brownsville & Mexico Railway line, located a short distance from the headquarters of the historic King Ranch, the largest ranch in Texas. Kingsville became the headquarters for the new railroad. With the building of the interstate, now known as US Highway 77, the need for the railroad diminished, thus leading to a decline in available jobs. The King Ranch corporate operations are no longer in Kingsville adding to the lack of available jobs in the area. According to the EJScreen tool, 37% of the population within the .3-mile radius of the site is considered low income. In Kingsville, 17.1% of the persons under the age of 65 are without health insurance. The former Kleberg County Hospital was opened on January 1, 1915, and primarily took in patients from the railroad. The brownfield site has fallen to a great state of disrepair, becoming a blight for the surrounding residential neighborhood and the St. Gertrude's Catholic Church located across the street. The target area is .2 miles from the Kingsville Historic District which encompasses the original townsite. The building that once aided in treating citizens contains asbestos-containing materials and lead-based paint and is attractive to pests, children and vagrants.

1.a.ii Description of the Proposed Brownfield Site: In 1913, Kleberg County was a “railroad town” of 2,500 with limited hospital facilities. At the time, all citizens of Kleberg County would have to make the trek to the nearest hospital in Corpus Christi over 40 miles of unpaved roads in horse drawn ambulances. In 1915, the former Kleberg County Hospital, a three-story reinforced concrete and stucco structure, was constructed as the sole hospital within the county. The two floors and basement of the building housed the kitchen, dining room, x-ray room, pathology laboratory, boiler room, and storage room. Shortly after opening, two additional buildings were added to house special patients: one structure for smallpox patients and the other for tuberculosis patients. Male and female patients were placed in separate wards.

Several additions had been constructed between the 1920s through the 1970s, including a three-story wing and other additions to the north and east sides of the building. Despite the numerous expansions, the needs of the community outgrew the hospital. It was declared obsolete in 1980

and abandoned for a new, larger facility constructed on the South end of Kingsville near US 77. For several years following its closure the structure was used as a storage facility, which came to an end in 2012. The building was condemned in 2013, but due to lack of funding was not demolished. While sitting unused, the building has suffered two fires and fallen into further disrepair with the majority of the windows and doors being broken. Graffiti is present throughout the interior and exterior of the building as a result of ongoing vandalism. It is pertinent to note that the miscellaneous debris from its previous use as a storage facility is still present in the majority of the interior of the structure, making it impossible for first responders to safely enter the building and respond to emergency calls. Additionally, the building has been used as shelter by vagrants and neighborhood children have trespassed into the structure despite efforts to secure the building. Though the current additions are not attractive to a developer, the city is actively working towards making the site attractive for redevelopment. The abatement and demolition of the building will encourage developers to be interested and possibly redevelop the property for affordable housing purposes.

Two commercial corridors run north/south along 6th and 14th Streets to the west and to the east of the proposed cleanup site, and the historic downtown district is approximately .2-miles due north. The structure is located across the street from St. Gertrude Church, a stakeholder and supporter of the abatement and demolition of the property. The primary land use in the vicinity is single family housing. The commercial corridor along 6th Street is located approximately 1,000 feet to the West with the other commercial corridor on 14th Street located 1/2 mile to the East. The redevelopment of this property will need more accessible roads, the city plans to extend an existing road through the redevelopment area.

Due to the age of the original structure and the timeline of renovations, it was largely assumed that the building contained both asbestos-containing construction materials and lead-based paint. In September 26, 2018, Envirotec conducted an Asbestos Inspection Report and tested 96 samples of suspect asbestos containing materials. The total number of materials tested were 16 and 14 of the total materials tested were found to contain greater than one percent asbestos. There is approximately 32,700 sq. ft. of Asbestos Containing Materials (ACM) in the flooring materials on floors 1 & 2. There is approximately 17,600 sq. ft. of ACM in the ceiling materials of floors 1 & 2. In October 2019 Texas Commission on Environmental Quality (TCEQ) funded a Phase I Environmental Site Assessment (ESA) that found no Recognized Environmental Conditions (RECs) but did note friable and non-friable asbestos that must be removed prior to renovation or demolition. In August 2019 TCEQ funded a Phase II ESA which sampled the site confirming the findings of the Phase I. An Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared by Aptim Environmental and Infrastructure, INC. that supports asbestos abatement.

1.b Revitalization of the Target Area 1.b.i Reuse Strategy and Alignment with

Revitalization Plans: The City of Kingsville has worked with several organizations including the Chamber of Commerce, Texas A&M University Kingsville, and Habitat for Humanity to develop a vision for the site, formulate a plan to move forward with that vision, and engage relevant stakeholders in the effort. A community meeting to explore redevelopment options for the site, and to present the Analysis of Brownfields Cleanup Alternatives (ABCA), was convened on October 25, 2018. Eight members of the public attended along with representatives

from local media and the then owners of the building. Following the presentation of the ABCA the audience was broken up into two groups to deliberate on the matter. Various options were presented and after consulting with the Kingsville Economic Development Council regarding these suggestions, it was determined that abatement of the existing hazardous materials and demolition would occur in order for the property to have tangible value to any future developer regardless of use. Additionally, it was determined that due to location and small lot size of 3 acres the property would be most attractive to developers as affordable housing.

The development of residential properties fits into the City's overall planning effort related to the combatting of sprawl as documented in the most recent City Master Plan as well as filling a need for affordable housing within the community. An additional public hearing was scheduled for November 22, 2021, to gather any additional and/or new input from the community and to present the suggestion of developing affordable housing to serve a community demand.

1.b.ii Outcomes and Benefits of Reuse Strategy: Cleanup and demolition of the former Kleberg County Hospital site would create opportunity for development on what is currently 3 acres of urban blight. This site has a history of trespass and vandalism by vagrants as well as neighborhood kids playing in the open areas surrounding the buildings. The current conditions of the site make preventing this type of trespass an ongoing battle. Additionally, Kingsville as a community has a shortage of affordable housing properties. Providing affordable housing as a reuse strategy would address this shortfall. The brownfield site is also within zoning district that permits residential development. One of the major factors considered by any new enterprise looking to establish a presence in a community is the availability of housing for employees. If this property were to be developed into residential housing as proposed by the EDC there would be a direct and tangible impact in the community's evaluation by potential developers. There is also an opportunity zone located within the city limits which could benefit from more available housing.

1.c Strategy for Leveraging Resources. 1.c.i Resources Needed for Site Reuse: Part I of the project will consist of the abatement of asbestos as indicated within the suggestions in the ABCA provided by APTIM. The cost of this abatement of friable and non-friable ACM is \$235,000. The City of Kingsville has committed to provide applicable funding for cost share associated with the clean-up grant. The lack of interest from developers with regard to the former Kleberg County Hospital is due in large part to the costs associated with properly abating and disposing of hazardous materials (i.e. asbestos) located within the structure. Once the site no longer poses a risk to health and safety the city will work with local developers to create a site plan for the affordable housing. Part II will consist of demolition of the structure located on the site. Costs of this demolition have been estimated at \$385,000. Due to the presence of ACM throughout the entirety of the hospital along with the lead-based paint throughout the building, demolition of the structure is essential. The combined total of the abatement and demolition amounts to \$620,000. The city plans to put in \$400,000 of their funds to fund the rest of the project which includes landfill costs as well as the cost of disposing the trash from demolition. Upon completion of the project, the property will be sold to a developer with the redevelopment plan to build affordable housing.

1.c.ii Use of Existing Infrastructure: City of Kingsville infrastructure including streets, sidewalks, sewer, water, and stormwater systems are present. Additionally, the property is fully within the city limits and therefore serviced by both Kingsville Police Department and Kingsville Fire Department. With the intended reuse being affordable housing, the existing utilities and sidewalks will play a crucial role in the meeting of building code and providing City services to future residents. Since the City of Kingsville is tasked with providing access to these utilities and services as part of its responsibilities as a municipality all work required to build additional infrastructure, if needed, is accommodated for within the normal operating budget of the city. In addition, Ragland road would be extended to connect S 8th Street with S 9th Street thereby providing required access for the Brownfield site.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i The Community's Need for Funding: Though Kingsville had experienced some growth from the King Ranch, railroad, Naval Air Station and University, its population has staggered throughout the last few decades. According to the Texas Almanac, Kingsville's population was at its highest in 1970 with 28,995. There was a decrease in population growth rate due to a reduced enrollment at the University, as well as the depressed condition of the petroleum industry at the time. By 1990, the population declined to 25,276. According to the Census Bureau, Kingsville's population is currently 25,315. The median household income in Kingsville is at \$42,452 whereas Texas is at \$61,874. Kingsville's Per Capita income is at \$22,011 whereas Texas being at \$31,277. The unemployment rate and poverty rate in Kingsville are 7.3% and 29.8% respectively whereas in Texas, they are 5.6% and 13.6% respectively. These economic conditions are primarily the result of an aging population and a low number of high paying jobs within the community itself. There is a large segment of residents which commute to and from surrounding areas for work. Due to these economic conditions, it is unlikely that any member of the community would be capable and willing to undertake the necessary steps to both properly remediate the site and then develop/reuse the property. If awarded the grant, City of Kingsville would take on the task of remediating and readying the site for reuse/development for affordable housing. The development will bring new jobs during and after the construction of these homes along with providing affordable housing. There is an added benefit to the community since they will be able to spend more funds on nutritious food and healthcare.

	Kingsville	Kleberg County	Texas	US
Population	25,315	30,680	28,995,881	328,239,523
Median Income	\$42,452	\$43,730	\$64,034	\$65,712
Unemployment Rate	7.3%	-	5.6%	4.5%
Poverty	29.8%	23.3%	13.6%	11.4%

2.a.ii Threats to Sensitive Populations 1 Health or Welfare of Sensitive Populations:

Table	Kingsville (.3 miles from Brownfields site)	Texas	US
People of Color	52%	58%	36%
Low Income Population	37%	35%	33%
Population under 5 years of age	7%	7%	6%
Population over 64 years of age	13%	12%	15%
Population without Health insurance	15.4%	18.4%	8.6%
Fertility	6,860	7,150,260	-

<https://data.census.gov/cedsci/profile?g=1600000US4839352>

The Brownfields site contains hazardous substances such as materials containing asbestos as well as lead-based paint, which is assumed due to the age of the construction of the hospital and its additions. According to the Agency for Toxic Substances and Disease Registry, exposure occurs by breathing contaminated air in workplaces that make or use asbestos. It is known to cause serious lung problems and cancer. There are roughly 1,150 people in a .3-mile radius surrounding the site and even though there are measures of keeping people from entering the site such as boarding of windows and doors. Due to the limited choices for housing within the community and the economically challenged conditions of residents within the area, there is still the threat of children, adolescents as well as the homeless attempting and sometimes succeeding in breaking into the site. The disturbing of the asbestos-containing material releases particles and fibers into the air and thus exposing vulnerable populations. Additionally, exposure to lead through the lead-based paint present in the building is an additional risk to the health of the vulnerable population mentioned above. Sources of lead in dust and soil can include lead from the weather and chipping of lead-based paint from buildings and other structures. Exposure could either be oral or absorbed through the skin, causing neurological effects in both children and adults as well as birth defects. According to the Agency for Toxic Substances and Disease Registry, children are more vulnerable to the effects of lead than adults. It's exposure may cause impairment of neurological development, low birth weight, decreased gestational age etc,. Additionally, the burden of medical treatment costs associated with exposure to hazardous substances would tax an already economically challenged community where many low-income families lack medical insurance and the means to cover basic medical needs as is.

This EPA Grant will aid in the removal and demolition of the former Kleberg County Hospital and eliminate the threat of exposure to hazardous substances which will eliminate the risk of exposure to the sensitive populations mentioned in this text.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Both friable and non-friable asbestos is present within the structure located on the proposed clean-up site. Asbestos is known to contribute to respiratory diseases and ailments such as asthma, lung cancer, and asbestosis. According to the Texas Cancer Registry, Kleberg County has a higher-than-average prevalence of cancers including those of the lungs and bronchus compared to average for the State of Texas where cancers are the 2nd highest leading cause of death. Due to the age of the structure located on the site, there is also a high level of lead present in the paint and other surface treatments of the building. Exposure to heavy metals can lead to numerous

health issues including cancers and birth defects and is particularly dangerous to young children who may ingest paint chips and the indigent population which may shelter within the building and expose themselves at a greater than normal level.

(3) **Promoting Environmental Justice:** The Brownfield site is located within the Downtown District which comprises a high percentage of the LMI (Low-Medium Income) residents. The area, together with the West-side district have been identified as “Action Areas” in the emerging Comprehensive Plan due to extent of blight and decay as well as dilapidated housing within those regions. With the demolition of the building, the lead-paint and asbestos would be removed thus lessening the high index of Lead Paint and ACM. The reuse strategy would provide decent affordable housing for the area and built with regulated materials.

	Demographic Index	Lead Paint	NATA Cancer Risk	NATA Respiratory Hazard
EPA Region (.3 miles of site)		90	57	57
Texas		88	51	51

Source: EPA EJSCREEN - EPA Region 6

2.b Community Engagement

2.b.i Project Involvement & Roles:

List of Organizations/Entities/Groups & Roles

Name of organization/entity/group	Point of contact (name, email & phone)	Specific involvement in the project or assistance provided
Kingsville Chamber of Commerce	Manny Salazar, 361-522-5518	Provided economic data for the region and assisted in searching for developers for the reuse strategy of the site.
Habitat for Humanity, Corpus Christi	Sasha Christensen 361-289-1740	Projections and logistics with affordable housing protocols.
Texas A&M University, Kingsville	Francisco Aguiniga 361-593-3967	Students lending support with creating fliers and potential affordable house designs.
St. Gertrude Catholic Church, Kingsville	Father Dunn 361-592-7351	Disseminate Information to Parishioners

2.b.iii Incorporating Community Input: The City of Kingsville will hold public meetings and mail updates to all interested stakeholders at all major project milestones and upon any major occurrence or variances from the plan as discussed and implemented based on public input. These milestones include the beginning of abatement, 50% completion, and final completion of clean-up efforts. Information will also be made publicly available on the City of Kingsville

website for review by any interested parties. Feedback can be provided by phone or email by members of the public at any time. All information will be available in both English and Spanish in order to accommodate both languages of majority within the community.

3 TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a **Proposed Cleanup Plan:** Contaminated media to be addressed: approximately 50,300 sq. ft. of asbestos containing floor tile and mastic adhesive, sheet vinyl flooring, soft and popcorn ceiling texture, black pipe insulation sealant mastic, light fixture heat shield, general adhesive, window and door frame caulk, thermal system pipe insulation and elbows, expansion joint caulk, exterior transit panels and roofing materials. The City of Kingsville will contract with qualified abatement contractors to complete the abatement and demolition of the brownfield site. A third-party contractor will monitor the abatement and air quality. Abatement consists of removing the ACM from any location where it is present, properly bagging the ACM and disposing of it at an approved landfill. The city has identified a contractor with appropriate certifications for the abatement and demolition of the site.

3.b Description of Tasks/Activities and Outputs

<u>Task 1 – Project Management</u>	
i.	<u>Project Implementation</u> <ul style="list-style-type: none"> • Community/Stakeholder Engagement • Leveraged Funding Sources (From City of Kingsville) • Phasing and Procurement activities (RFP & RFQ)
ii.	<u>Schedule:</u> <ul style="list-style-type: none"> • Establish a Work Program (Timing between 10/1/2022 and 9/30/2025) • Gantt Chart
iii.	Lead: Director of Planning (Project Director)
iv.	Outputs: ABCA documents; administrative records and reporting
<u>Task 2 – Community Outreach</u>	
i.	Create awareness and notify citizens
ii.	Schedule: Between October 2022 – December 2022
iii.	Lead: Planning Department
iv.	Output/Deliverable: Citizen Participation, Community Engagement Materials
<u>Task 3 – Cleanup Planning</u>	
i.	Procure Quotations for Asbestos Cleanup and Demolition
ii.	Schedule: Between January 2023 – September 2023
iii.	Lead: Applicant (City of Kingsville – Planning)
iv.	Outputs: Cleanup Plans, Specifications, Bid documents
<u>Task 4 – Site Cleanup</u>	
i.	Asbestos Cleanup and Demolition <ul style="list-style-type: none"> • Engage Environmental Specialist and local health agency to monitor • Clearance and disposal of ACM
ii.	Schedule: Between October 2023 – September 2025
iii.	Lead: Applicant and Environmental Professional

iv. Outputs: Development-ready brownfield site; completion reports

c. **Cost Estimates Task 1 – Project Management:** Cost estimates for city personnel would be based on a variable rate depending on the staff in question as determined by Human Resources department. The resource persons (key staff) would be needed for grant administration, accounting and reporting. It is estimated that periodic reporting/updates to ACRES, grant administration including budget and schedule management as well as closeout reporting would take about 200 hours of in-kind services with an estimated cost of \$10,839.5. Attending the Brownfield conference would cost \$4,000 for 2 people.

Task 2 – Community Outreach: Community engagement materials, organizing public meetings and disseminating information through social media, electronic media and news media. This is estimated to include 300 hours of personnel/fringe in-kind services at \$15,700 as well as TAMUK students volunteer services for producing fliers costing \$1,500. Promotional activities (including electronic media) are estimated at \$5,000

Task 3 – Cleanup Planning: The cost estimate for cleanup planning would include 50 hours of staff time and 75 hours for contractual activity estimated to cost \$2,495 and \$9,375 respectively.

Task 4 – Site Cleaning: This would include asbestos cleanup and demolition/removal. This is mainly done by the contractor for asbestos abatement of friable and non-friable asbestos (\$235,000) as well as demolition of building slab and contents including disposal of contaminated debris (250,000) making a contractual total of \$485,000. *It is important to note that there are other costs outside the remit of this application that is integral to the cleanup project which will be undertaken by the City. This includes clearance/disposal of trash and debris within facility as well as the asbestos abatement landfill cost estimated at \$300,000. This would be underwritten by the leveraged resource (funds from the City coffers)* Oversight is by Staff (20 hours @ \$919.60) and environmental professional which is contractual.

Budget Categories	Project Management	Community Outreach	Cleanup Planning	Site Cleanup	Totals
Personnel/Fringe	\$10,839.50	\$15,700.00	\$2,495.00	\$919.60	\$29,954.10
Travel/Supplies/Other	\$4,000.00	\$6,500.00	\$0.00	\$0.00	10,500.00
Contractual	\$31,450.00	\$23,720.90	\$19,375.00	\$485,000	\$559,545.90
Total Direct Costs	\$46,289.50	\$45,920.90	\$21,870	\$485,919.60	600,000
Indirect Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Federal Funding	\$31,450.00	\$23,720.90	\$19,375.00	\$425,454.10	\$500,000
Cost Share	\$14,839.50	\$22,200.00	\$2,495.00	\$60,465.50	\$100,000
Total Budget	\$46,289.50	\$45,920.90	\$21,870.00	\$485,919.60	\$600,000

3.d **Measuring Environmental Results:** This is part of a wider project management activity whereby, after the project plan and schedule have been established, the project's progress would be measured and evaluated at various milestones within the schedule. Project management tools

such as Gantt Charts would be employed. Periodic project meetings would be held during the course of the project in order to ascertain extent of deviation/conformity with the original schedule.

4 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability:

4.a.i and ii Organizational Structure & Key Staff: The City operates under a Council-Manager form of government. For the purpose of this grant, the organizational structure would emanate from the Mayor/Commissioners to the City Manager (who is the Authorized Organization Representative – AOR). Funds are managed by the Finance director, who disburses project funds once duly signed and authorized by the City Manager together with the Finance director. The project director/director of planning administers the grant together with planning staff. He is the project manager for the project in charge of planning, monitoring, coordinating, and closing. Description of key staff is as follows:

- Finance Director: Certified Public Accountant (CPA), more than 5 years' experience as finance director
- Director of Planning: M.Sc. (Urban & Reg. Planning), M.B.A (Project Management), TxCDBG Grant Administrator, more than 5 years' experience in city planning
- Facilities Manager: He is in charge of Purchasing and coordinates all RFQs.
- Administrative Assistant: Bachelors in Geology, Masters Student in Environmental Science, Grant Administrator (TxCDBG), more than 5 years' experience

4.a.iii Acquiring Additional Resources

Where additional resources are required, the City would usually go through a competitive bid process particularly where the cost is equal or greater than \$50,000 and according to the Uniform Grant Guidance (UCG)

4.b Past Performance and Accomplishments

IV.E.4.b.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The City of Kingsville has successfully managed and performed HUD Grants through the TxCDBG Grant programs of the Texas Department of Agriculture. Specifically, the city carried out agreements under the Main Street Program for downtown sidewalk projects in 2015, 2018 and 2019 that are of similar scope. Details of the 2018 sidewalk project is enumerated below.

IV.E.4.b.ii.1 Purpose and Accomplishments

The awarding agency for the 2018 downtown improvements project was the Texas Department of Agriculture (TDA). \$250,000 was awarded for the demolition of old dilapidated sidewalks, installation of new ones with ADA ramps and street improvements including decorative lighting.

IV.E.4.b.ii.2 Compliance with Grant Requirements

The City complied with the Grant requirements with respect to the workplan, schedule and terms and conditions. Required reports for the grant administration were done as required by the awarding agency and at the end of the project, sequel to a closeout report, a Self-Monitoring Review Certification (certified by the City's Grant Administrator) was duly accepted by the agency (copy attached).

Narrative Attachment B

Threshold Criteria Responses

THRESHOLD CRITERIA RESPONSE
FY2022 US EPA Brownfield Cleanup Grant Application
Former Kleberg County Hospital – Kingsville, Texas

1. Applicant Eligibility

The City of Kingsville is eligible to apply for an EPA Brownfields Cleanup Grant as a Purpose Unit of Local Government as defined under 2 CFR § 200.64

2. Previously Awarded Cleanup Grants

I affirm that the proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds

I affirm that my organization does not have an active EPA Brownfields Multipurpose Grant.

4. Site Ownership

The City of Kingsville is the sole owner of the Brownfields site known as the former Kleberg County Hospital.

5. Basic Site Information

- a) Name of Site: Former Kleberg County Hospital
- b) Property Address: 400 East Caesar Blk, Kingsville, Texas, 78363
- c) Current Owner: City of Kingsville

6. Status and History of Contamination at the Site

- a) Type of Contamination: The site is contaminated by hazardous substances such as asbestos and lead.
- b) Operational History and Current Use of Site: The site operated as the Kleberg County Hospital from 1915 to the 1980's; Assumed vacant until January 1993; New property owner in January 1991, the former hospital was utilized as a storage facility from 1993 to 2013 and was discontinued sometime prior to 2013.
- c) Environmental Concerns: Given the date in which the Hospital was built and the timeline established above, it is evident that the building would contain hazardous materials such as asbestos and lead due to the construction materials used at the time. Overtime, the upkeep of the hospital has been neglected which resulted in the roof caving in, causing asbestos containing materials such as ceiling tiles and roofing materials making the once non-friable asbestos into friable asbestos. An Asbestos Inspection Report that was conducted by Envirotest on September 5, 2018, with 96 samples of suspect asbestos-containing materials were collected. 14 materials were found to contain greater than one percent asbestos, such as floor tile, sheet vinyl flooring, ceiling texture and so forth. The report states that around 41,200 square feet of asbestos containing materials are throughout the building. According to the report, the asbestos-containing floor tile with mastic, letter adhesive, transite panels, and window glaze compound was in good condition and considered non-friable. The asbestos-containing black pipe insulation, sink undercoat, and roofing materials were in damaged condition and considered non-friable. The asbestos containing soft ceiling texture, popcorn ceiling texture, thermal system pipe insulation and elbows were in good condition, damaged and significantly damaged and

considered friable. There is no quantitative data for the lead-based paint but given the year of the site's construction, it could be said that the entirety of the building contains the hazardous substance.

d) With the age of the building, it is evident that the hospital was constructed with asbestos and lead-based paint were used in the construction of the building. The Asbestos Inspection Report indicates that over 41,200 square feet of ACM is present throughout the three-story building. The lack of upkeep during the years has caused the roof to collapse thus causing the once non-friable material to become friable.

7. Brownfields Site Definition

I affirm the site subject to this application is/are a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Required for Cleanup Applications

An Asbestos Inspection Report was conducted and completed in September 2018 by Enivrotest. A Phase II Environmental Site Assessment report was prepared by APTIM and was completed August 12, 2019. The report included the nature, extent and concentration of asbestos throughout the building. Additionally, a Phase II Environmental Site Assessment was prepared by APTIM and was completed August 12, 2019.

9. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement actions, orders from federal, state, local government or other actions related to the site.

10. Sites Requiring a Property-Specific Determination

The site does not require a Property-Specific Determination.

11. Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility - Hazardous Substance Sites

i. Exemptions to CERCLA Liability

.ii Exceptions to Meeting the Requirement for Asserting an Affirmative Defense to CERCLA Liability

iii. Landowner Protections from CERCLA Liability

III.B.11.a.iii.1 Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

i) The City of Kingsville acquired the property through a regular real estate purchase process naming the City of Kingsville as sole owner of the property as of the closing date.

ii) City of Kingsville acquired the property on November 6, 2019

iii) City of Kingsville is the sole owner under a fee simple title

- iv) Bufford W Hickman
- v) Outside of the real estate purchase transition, no affiliations or obligations are held between the city and any prior owner or operators.

(b) Pre-Purchase Inquiry

- i. A Phase I Site Assessment was prepared for the City of Kingsville. The Phase I was completed October 30, 2019. A Phase II Site Assessment was completed August 12, 2019.
- ii. The Phase I Site Assessment was prepared by APTIM
- iii. We affirm that all updates were conducted as applicable.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

The City of Kingsville has not caused or contributed to any release of hazardous substances at the site. The City of Kingsville has not arranged for the disposal or transport of hazardous substances to the site.

(d) Post-Acquisition Uses

The property has been and continues to be a condemned, vacant site.

(e) Continuing Obligations

The City of Kingsville has taken measures to stop any continuing releases, prevent any threatened future release, and prevent or limit exposure to any previously released hazardous substance through the restriction of access to the property. Access is controlled through the use of fencing surrounding the property as well as the boarding up of all entrances and windows of the structure on the property to ensure that no exposure to hazardous conditions or materials occurs.

The City of Kingsville confirms that it will comply with any land-use restrictions and not impede the effectiveness or integrity of any institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and provide all legally required notices.

12. Cleanup Authority and Oversight Structure

(a) Cleanup Oversight

Prior to any demolition and/or renovation of the Site, the City of Kingsville will notify the Texas Department of State Health Services and Texas Commission on Environmental Quality of such activities even if asbestos is not present. The city will employ a State of Texas licensed contractor for any asbestos related work. A certified USEPA Asbestos Hazard Emergency Response Act (AHERA) accredited Asbestos Building Inspector in accordance with the Texas Administrative Code Title 25, Part 1 Chapter 295, and Subchapter C will perform the inspection.

(b) Access to Adjacent Properties

The City of Kingsville will have access to adjacent streets and alleys if necessary due to existing right of way. The City of Kingsville will work with the private property owners to secure access to properties if needed. The abating of the friable asbestos material will be done in containment as to prevent the release of asbestos.

13. Community Notification

a. Draft Analysis of Brownfields Cleanup Alternatives

A draft ABCA which briefly summarizes information about the site such as site and contamination issues, cleanup standards, applicable laws, cleanup alternatives considered, and the proposed cleanup was prepared for the site and was made available for public review on October 25, 2019 at St. Gertrude's Parish Hall and on November 25, 2019 during a regular City Commission meeting. It was also available at the City of Kingsville's Planning Department during regular business hours. Public comments were accepted until December 2, 2019. Please see Attachment A.

b. Community Notification Advert

The City of Kingsville published a community notification advert in the Kingsville Record (the local newspaper) on October 28, 2021. The advert stated that a copy of the grant application, including the draft ABCA were available for public review and comment; how to submit comments such as through e-mail or at the public meetings; the location of where the draft documents were located; and the date and time of the public meeting. Please see Attachment A.

There was another publication on the City website hosted on November 2, 2021 also notifying the citizens of details of the Grant. Then on November 18, the local newspaper published an announcement the bi-weekly column from the planning director.

c. Public Meeting

The City of Kingsville held a public meeting on Monday, November 22, 2021, at 5:00 PM at City Hall located at 400 West King in Kingsville, Texas. The meeting was an opportunity for the public to discuss and the city to hear public comments on the draft application along with a draft ABCA. Please see Attachment A.

d. Submission of Community Notification Documents

Submission of Community Notification Documents: The following documents have been attached to the application submitted to the EPA as Attachment A: A copy of the draft ABCA, a copy of the ad that advertised the public meeting and the opportunity for public review and comment; response to public comments; a summary of the public meeting including a copy of the PowerPoint presentation; and meeting sign-in sheet. Please see Attachment A.

14. Statutory Cost Share

The City affirms that they will be able to meet the statutory cost share of \$100,000

III.B.16 Name Contractors and Subrecipients

The applicant is not including names of contractors nor subrecipients.

Threshold Criteria Response – Attachment A

Draft Analysis of Brownfield Cleanup Alternatives, Community Notification Ad, Website, Resolution, PowerPoint Presentation, MS Grant Self-monitoring review



APTIM
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Houston, Texas 77042
Tel: 281 531 3100
Fax: 281 531 3101
www.aptim.com

October 11, 2018

APTIM Project No: 1021002069

Ms. Irina Afanasyeva, Project Manager
Texas Commission on Environmental Quality (TCEQ)
TCEQ Remediation Division, Superfund Section
12100 Park 35 Circle, Mail Code 136
Austin, Texas 78753

Re: Analysis of Brownfields Cleanup Alternatives (ABCA)
Old Kleberg Hospital
400 East Caesar Avenue
Kingsville, Texas 78363
TCEQ AIRS Contract No.: 582-18-80620
TCEQ Work Order No.: 400-0030

Dear Ms. Afanasyeva:

On behalf of the Texas Commission on Environmental Quality (TCEQ), Aptim Environmental and Infrastructure, Inc. (APTIM) is submitting this Analysis of Brownfields Cleanup Alternatives (ABCA) for the remediation of asbestos containing material (ACM) found in the interior and exterior of the building at the above-referenced site.

I. Introduction & Background

a. Site Location (address)

The site is located at 400 East Caesar Avenue in Kingsville, Texas, USA (herein referred to as "the Site"). The Site consists of approximately 3-acres and contains a one two-story structure with a basement, which is known as the Old Kleberg Hospital.

a1. Forecasted Climate Conditions

According to the National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information for Texas, the Texas Climate is characterized by hot summers and cold/mild winters. The primary source of moisture is from the Gulf of Mexico, which results in extreme weather events including, hurricanes, tornadoes, droughts, heat waves, cold waves, and intense precipitation (see attached Summary included in *Attachment A*).

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 48273C0115E, the Site is located within Zone X, which are areas of 0.2% annual chance flood.

The Site receives stormwater discharge from the Site's building's roof drains and surrounding properties primarily to the west. The overall topography of the area is relatively flat with a slight slope in an east/southeasterly direction into the street easements of South 9th Street and East

Caesar Avenue. As with any extreme rain event, the Site has potential for erosion; however, due to the vegetative coverage from trees and parking/drive areas, erosion is not likely.

Based on the nature of the Site and its proposed reuse (demolition to vacant lot), changing temperature, precipitation changes, changing ecological zone, and changing groundwater table are not likely to significantly affect the Site.

b. Previous Site Use(s) and any previous cleanup/remediation

According to the City of Kingsville Brownfields Assessment, the Site operated as the Kleberg County Hospital from 1915 to the 1980s; assumed vacant from the 1980s to January 1993; then the Site was purchased by a new owner in January 1993 when the former hospital was utilized as a storage facility and that use was discontinued sometime prior to April 2013; and from April 2013 to present the Site has been condemned by the Kingsville City Commissioners due to safety concerns and set for demolition.

APTIM is not aware of any previous cleanup/remediation activities associated with the Site.

c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*)

According to the City of Kingsville Brownfields Assessment dated June 27, 2017, the Application to Receive a TCEQ Brownfields Site Assessment indicated that a report from Envirotest identified areas of ACM in the interior and exterior of the building, these areas were listed in Table I (Sample Material Summary) and Table II (Sample Number-Homogenous Area) of the report. The complete report was not available for review; therefore, the full contents of the report and the date of the report are unknown except what was presented on Tables I and II.

On August 8, 2017, the TCEQ approved Work Order No.: 323-0121 to conduct a Phase I Environmental Site Assessment (ESA) at the Site. APTIM completed the Phase I ESA on August 31, 2017, and revised it on July 11, 2018. The Phase I ESA revealed no evidence of recognized environmental conditions (RECs), controlled (CRECs), or historical (HRECs) in connection with the Site. APTIM observed the following on-site environmental conditions at the time of the ESA: 1) 'During the time the Site operated as a storage facility (January 1993 to prior 2013), the Site building was densely populated with numerous miscellaneous items, trash, and construction material; therefore, no potential environmental hazards, vaults, sumps, or other containers of hazardous chemicals, petroleum products, or cleaning chemicals were observed other than what was noted in Section 5.5 Interior Observations. If any potential environmental hazards are discovered after removing the miscellaneous items, trash, and construction materials, an environmental professional should be contacted to inspect the hazard.' 2) 'Based on the age of the building, and the fact that there is no evidence that a lead based paint (LBP) survey had been conducted, a potential exists for LBP to be present. APTIM recommends that a LBP survey be conducted, prior to any use/occupancy by children under 6-years of age, renovation, construction, or demolition activities.'

On May 11, 2018, the TCEQ approved Work Order No.: 400-0020 to conduct a Phase II ESA at the Site. APTIM installed ten surface soil borings and collected three soil samples from each boring, which were analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and RCRA 8 metals (metals). In a TCEQ letter dated September 18, 2018, the TCEQ stated that VOC and TPH concentrations were below the Texas Risk Reduction Program (TRRP) Tier I Residential Protective Concentration Levels (PCLs) for ^{TotSoilComb} and ^{GWSoilIng}. The TCEQ stated that mercury was detected above the soil assessment level in shallow soils (0.5-2 feet) below ground surface; however, mercury was vertically delineated. The TCEQ also stated that lead concentrations exceeded the TRRP Tier I Residential ^{GWSoilIng} PCL in two surface soil samples. The sample exhibiting the highest lead

concentration was then analyzed for the synthetic precipitation leaching procedure (SPLP) to determine if the lead concentrations would leach into groundwater. The SPLP analysis exhibited a concentration greater than the TRRP Tier I ^{GW}GW_{ing} PCL indicating the potential that lead could migrate into groundwater. The TCEQ concluded that according to TRRP, a groundwater sample would be required to confirm if Site conditions represent a release that is subject to TRRP.

Envirotest performed an asbestos inspection at the Site and completed an Asbestos Inspection Report dated September 26, 2018 for the City of Kingsville. Envirotest collected ninety-six samples of suspect ACM. The following samples contained greater than 1% asbestos: floor tile and mastic adhesive; sheet vinyl flooring; soft ceiling texture; popcorn ceiling texture; black pipe insulation sealant mastic; light fixture heat shield (level 2 skywalk); general adhesive (letters); window and door frame caulk; thermal system pipe insulation and elbows; fire door insulation; sink undercoat; expansion joint caulk; exterior transite panels; and roofing materials (as identified in the Envirotest Inspection Report COR 13 0362). The following materials were observed in a locked mechanical room and were assumed to contain asbestos: thermal system pipe insulation and elbows. Envirotest stated that a Class IV cleanup of the friable ACM debris must be conducted by trained workers supervised by an OSHA designated competent person with air monitoring during the cleanup activities. Envirotest also recommended that all ACM be removed prior to any demolition.

d. Project Goal (site reuse plan)

According to the City of Kingsville Brownfields Assessment, the Site's Brownfields Redevelopment Plan identified that the Site would work well with a housing development. With the Site location in the original town site, the housing development would consist of townhomes, duplexes, or smaller homes.

II. Applicable Regulations and Cleanup Standards

a. Clean up Oversight Responsibility (identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional)

Prior to any demolition and/or renovation of the Site, the Site's owner and/or contractor must notify the Texas Department of State Health Services of such activities even if asbestos is not present. Any asbestos related work including sampling or abatement must be conducted by a licensed contractor in the State of Texas. A certified USEPA Asbestos Hazard Emergency Response Act (AHERA) accredited Asbestos Building Inspector in accordance with the Texas Administrative Code Title 25, Part 1 Chapter 295, and Subchapter C must perform the inspection and the individual that performs the inspection must be licensed as an asbestos inspector to conduct asbestos surveys in public buildings.

b. Cleanup Standards for major contaminants (briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse)

The Site's planned abatement activities are to remove all known ACM greater than 1% will be abated/removed and disposed of in accordance with applicable local, state, and federal regulations.

c. Laws & Regulations Applicable to the Cleanup (briefly summarize any federal, state, and local laws and regulations that apply to the cleanup)

Laws and regulations that are applicable to the cleanup include TAC Title 25, Part 1 Chapter 295, and Subchapter C, the Texas Department of State Health Services (TDSHS), Occupational Safety and Health Administration (OSHA), National Emission Standards for Hazardous Air Pollutants (NESHAP), Texas Asbestos Health Protection Act (TAHPA), Environmental Protection Agency (EPA), Asbestos Hazard Emergency Response Act

(AHERA), and City of Kingsville by-laws. Any other federal, state, and local laws regarding procurement of contractors to conduct the abatement should be followed.

In addition, all appropriate permits/notifications should be obtained prior to work start-up.

III. Cleanup Alternatives

a. Cleanup Alternatives Considered (*minimum two different alternative plus No Action*)

To address contamination at the Site, five different alternatives were considered, including Alternative #1: No Action; Alternative #2: Encapsulation; Alternative #3 Repair; Alternative #4: Enclosure; and Alternative #5 Removal.

b. Evaluation of Cleanup Alternative (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selection a recommended cleanup alternative.

Effectiveness

- Alternative #1: No Action is not effective since the redevelopment plan for the Site is to demolish the current structure and rebuild. No Action would be cost effective since no action is being taken to abate or manage the ACM; however, the Site would have no use except to stay in its current condition as a condemned building. The current unsecure conditions of the structure would not control or prevent ACM exposure to the public or environment and therefore the building will need to be secured.
- Alternative #2: Encapsulation is an effective application by applying a thick paint like material on the ACM to prevent ACM from releasing fibers into the air; however, the ACM must be in good condition and any loose or damaged material would need to be removed. Encapsulation would not be the most effective option since the redevelopment plan for the Site is to demolish the current structure and rebuild.
- Alternative #3: Repair would not be effective for the Site. Repairs are usually small projects (three feet or less of material) to an area containing ACM. Depending on the repair project, the ACM is removed and disposed of, the equipment/material is repaired and the ACM is replaced with non-asbestos containing material. The redevelopment plan for the Site is to demolish the current structure and rebuild; therefore, the repair alternative would not be effective.
- Alternative #4: Enclosure is an effective option by creating an air tight barrier around the ACM. All seams must be completely sealed air tight to be effective. Not all ACM identified at the Site could be managed with an enclosure and would need to be in combination with another alternative. The redevelopment plan for the Site is to demolish the current structure and rebuild, therefore, the enclosure alternative would not be the most effective option.
- Alternative #5: Removal (abatement) is the most common practice for controlling ACM and is a permanent solution. Abatement consists of removing the ACM from any location where it is present, properly bagging the ACM, and disposing of it at an approved landfill. Abatement is also a requirement of USEPA and NESHAP regulations for buildings scheduled for demolition. This option may be the most effective option for the Site considering the end goal of land reuse.

Note: An Operations & Maintenance Program would be required for Alternatives #2, #3, and #4.

Implementability

- Alternative #1: No Action is easy to implement since no actions are being conducted except for securing access to the Site's building interior.

- Alternative #2: Encapsulation is relatively easy to implement; however, any loose ACM, ACM debris, fire damage, and miscellaneous items/debris scattered throughout the building would need to be removed/abated before the encapsulation could be applied. The contractor should apply the encapsulant with a low pressure sprayer and the type of encapsulant to use would depend on the type of ACM it is to be applied. Bridging encapsulants provide a protective coating over the ACM and then harden compared to penetrating encapsulants which soak into the ACM and then harden.
- Alternative #3: Repairing the ACM would not be implemented since it is usually only a small section. For the Site, repairing with no replacement for the entire Site is discussed as Alternative #5 - Removal.
- Alternative #4: An enclosure would be difficult to implement due to any loose ACM, ACM debris, fire damage, and miscellaneous items/debris scattered throughout the building would need to be removed. Additionally, not all ACM identified at the Site could be managed with an enclosure and would need to be in combination with another alternative.
- Alternative #5: Removal would be moderately difficult due to the size of the Site and any material (loose ACM, ACM debris, fire damage, and miscellaneous items/debris) scattered throughout the building; however, a well-planned removal/abatement scope will make implementation more manageable.

Note: Alternatives #2, #4, and #5 are considered Class 1 work and would require a containment be built around the work area to contain the large amounts of fibers that would be released due to the disturbance of the ACM. Additionally, implementability will be more difficult since a portion of the building had been in a fire and those areas would need to be assessed prior to implementation of any work.

Cost

- Alternative #1: No Action would require the installation of a perimeter fence that would cost approximately \$54,000.00. This cost does not include regular maintenance for the fence or securing the building.
- Alternative #2: Costs for encapsulation of the ACM is roughly estimated to be \$250,000.00 by Coastal Bend Demolition, Inc. (Coastal Bend). This price includes insurance, labor, equipment, materials and supervision. Please note the price does not include oversight or air monitoring.
- Alternative #3: Repairing the ACM is not feasible; therefore, no cost was estimated.
- Alternative #4: Cost for ACM enclosure is roughly estimated to be \$250,000.00 by Coastal Bend. This price includes insurance, labor, equipment, materials and supervision. Please note the price does not include oversight or air monitoring.
- Alternative #5: Removal of the ACM as estimated by Coastal Bend is \$250,000.00. This price includes insurance, labor, equipment, materials and supervision. Please note that the estimated costs does not include abatement oversight or air monitoring.

c. Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #5: Removal. Alternatives #1, #2, #3, and #4 do not coincide with the Project Goal's Redevelopment Plan to demolish the current structure and rebuild for a housing development. Additionally, Alternatives #1, #2, #3, and #4 are temporary methods to manage the ACM in place and would require an Operations & Maintenance (O&M) Program. Removal is the most common way of managing ACM, is a permanent solution, and the recommended course of action due to scheduled demolition. The only exception to removing/abating all ACM would be to leave the non-friable material in place and perform a wet demo, which would include floor tile, gaskets, or roofing materials; however, it would be recommended to abate these materials prior to demolition.



Green and Sustainable Remediation Measures

In order to make the selected Alternative greener or more sustainable, best management practices (BMPs) for the industry should be utilized. Additionally, contractors should propose green techniques to be implemented into their proposals/work plans if approved.

Sincerely,
Aptim Environmental & Infrastructure, Inc.

A handwritten signature in blue ink, reading 'Ramsey S. Muallem'.

Ramsey S. Muallem
Environmental Scientist

A handwritten signature in black ink, reading 'Valeri Salinas'.

Valeri Salinas
Project Manager

Please Reply To: Valeri Salinas
Phone: 432-681-2802
E-Mail Address: Valeri.Salinas@APTIM.com

Distribution:
TCEQ Brownfields Section (1 original)
City of Kingsville (1 copy)
APTIM File (1 copy)

Attachment A
NOAA State Summaries - Texas



TEXAS



KEY MESSAGES

Mean annual temperature has increased by approximately 1°F since the first half of the 20th century. Under a higher emissions pathway, historically unprecedented warming is projected by the end of the 21st century, with associated increases in extreme heat events.

Although projected changes in annual precipitation are uncertain, increases in extreme precipitation events are projected. Higher temperatures will increase soil moisture loss during dry spells, increasing the intensity of naturally occurring droughts.

The number of landfalling hurricanes in Texas is highly variable from year to year. As the climate warms, increases in hurricane rainfall rates, storm surge height due to sea level rise, and the intensity of the strongest hurricanes are projected.

The Texas climate is characterized by hot summers and cool to mild winters. Three geographical features largely influence the state's varied climate. The Rocky Mountains block intrusions of moist Pacific air from the west and tend to channel arctic air masses southward during the winter. The relatively flat central North American continent allows easy north and south movement of air masses. The Gulf of Mexico is the primary source of moisture, most readily available to the eastern part of the state. As a result of these factors, the state exhibits large east-west variations in precipitation and is subject to frequent occurrences of a variety of extreme events, including hurricanes, tornadoes, droughts, heat waves, cold waves, and intense precipitation. Increased demand for limited water supplies due to rapid population growth, especially in urban areas, may increase Texas' vulnerability to naturally occurring droughts.

Mean annual temperatures has increased approximately 1°F since the first half of the 20th century (Figure 1). While there is no overall trend in extremely hot days (maximum temperature above 100°F) (Figure 2), the number of very warm nights (minimum temperature below 75°F) was a record high during the latest 2010–2014 period (Figure 3). This was due to very high values during the drought years of 2011 and 2012 when very warm nights were very frequent both along the coast (where they are a common feature of the climate due to warm waters) and in the interior (where they are less common). The urban heat island effect increased these occurrences in city centers. In 2011, Texas recorded its warmest summer on record (since 1895) and broke the record for the statewide-average highest number of days with temperatures of 100°F or more. The Dallas-Fort Worth area endured 40 consecutive days in excess of 100°F, which was the second longest streak on record (1898–2011). The record dry conditions contributed to the higher temperatures.

Observed and Projected Temperature Change

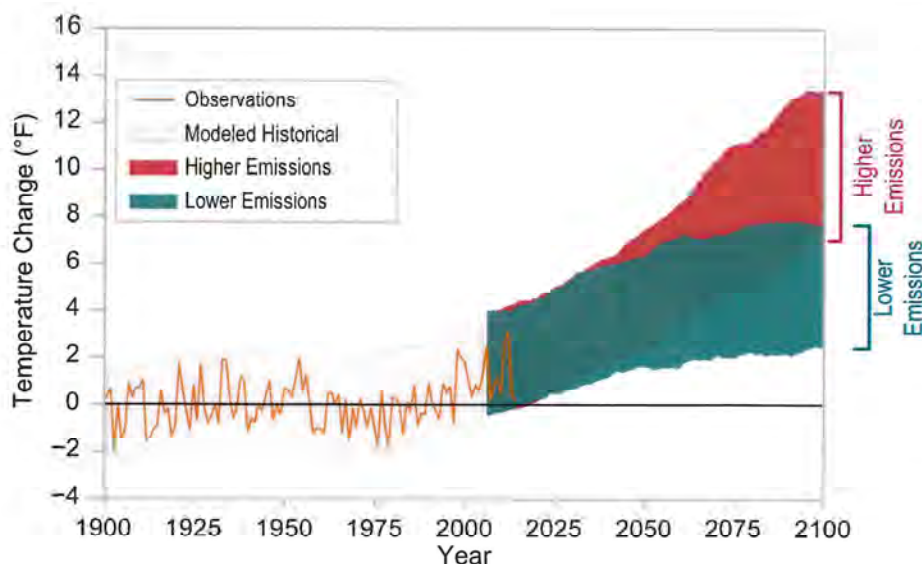


Figure 1: Observed and projected changes (compared to the 1901–1960 average) in near-surface air temperature for Texas. Observed data are for 1900–2014. Projected changes for 2006–2100 are from global climate models for two possible futures: one in which greenhouse gas emissions continue to increase (higher emissions) and another in which greenhouse gas emissions increase at a slower rate (lower emissions)¹. Temperatures in Texas (orange line) have risen about 1°F since the beginning of the 20th century. Shading indicates the range of annual temperatures from the set of models. Observed temperatures are generally within the envelope of model simulations of the historical period (gray shading). Historically unprecedented warming is projected during the 21st century. Less warming is expected under a lower emissions future (the coldest years

being about as warm as the hottest year in the historical record; green shading) and more warming under a higher emissions future (the hottest years being about 11°F warmer than the hottest year in the historical record; red shading). Source: CICS-NC and NOAA NCEI.

¹Technical details on models and projections are provided in an appendix, available online at: <https://statesummaries.ncics.org/tx>.

Daily minimum temperatures in January typically range from about 20°F in the northern Panhandle to about 50°F near the mouth of the Rio Grande River. The annual number of days of extreme cold (maximum temperatures below 32°F) was well above average in the 1970s and 1980s but since then has fluctuated near the long-term average (Figure 4a).

Average annual precipitation varies from less than 10 inches in the far west to greater than 50 inches in the far east. The driest multi-year periods were in the 1890s, 1950s, and 2000s, and the wettest in the 1940s and mid-1990s (Figure 4b). **The driest 5-year period was 1952–1956 and the wettest was 1990–1994.** In the 1990s and early 2000s, the number of extreme precipitation events was well-above average, but the state has experienced below average rainfall and extreme precipitation events over the last five years (Figure 4c).

However, this extended dry period was interrupted in May 2015 with a statewide monthly average rainfall total of 9.05 inches, breaking the previous all-time monthly record by well over two inches (Figure 5a). During one specific late-May episode, the Blanco River at Wimberly (south-central Texas) experienced historic flash and river flooding following a 1- to 2-day rainfall of 4–12 inches (Figure 5b), rising 35 feet in approximately 3 hours.

Texas is consistently ranked in the top 10 states affected by extreme events. In 2011, Texas was hit by eight of the Nation's billion dollar disasters. The three most impactful events were drought, extreme heat, and wildfires. The warmest and the driest summer in the historical record (Figure 6) helped fuel the worst wildfire season since statewide records began (approximately 1990), with nearly 4 million acres burned and \$750 million in damages. Since the creation of the United States Drought Monitor Map in 2000, Texas has been completely drought-free for only approximately 8% of the time (2000–2014), and at least half of the state has been under drought conditions for approximately 42% of the time over the same period. Paleoclimatic records indicate that droughts of the severity of 2011 have occurred occasionally in the past 1000 years (Figure 6). Higher temperatures in combination with drought conditions are likely to increase the severity, frequency, and extent of wildfires in the future posing significant harm to property, human health, and the livelihood of residents.

Over the period of 1900 to 2010, the Texas coastline endured more than 85 tropical storms and hurricanes (about 3 storms every 4 years), with approximately half of them hurricanes (Figure 4d). Since 2000, Texas has experienced 12 named storms, including 5 destructive hurricanes, with Hurricane Rita (Category 3) and Hurricane Ike (Category 2) causing the most significant damage. While Hurricane Rita holds the designation as causing the largest U.S. evacuation in history, Hurricane Ike is the costliest hurricane

Observed Number of Extremely Hot Days

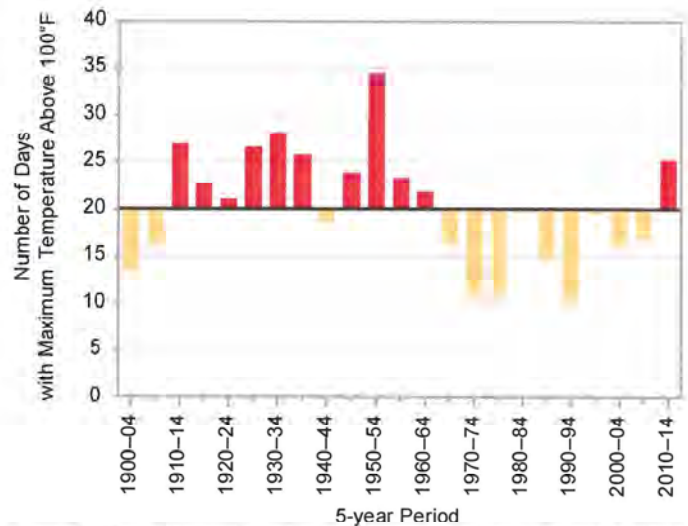


Figure 2: The observed number of extremely hot days (annual number of days with maximum temperature above 100°F) for 1900–2014, averaged over 5-year periods; these values are averages from twenty-six long-term reporting stations. The number of extremely hot days in Texas was mostly above average between 1910 and 1960, below average between the 1960s and early 2000s, and above average again in the last 5 years. The dark horizontal line is the long-term average (1900–2014) of about 20 days per year. Source: CICS-NC and NOAA NCEI.

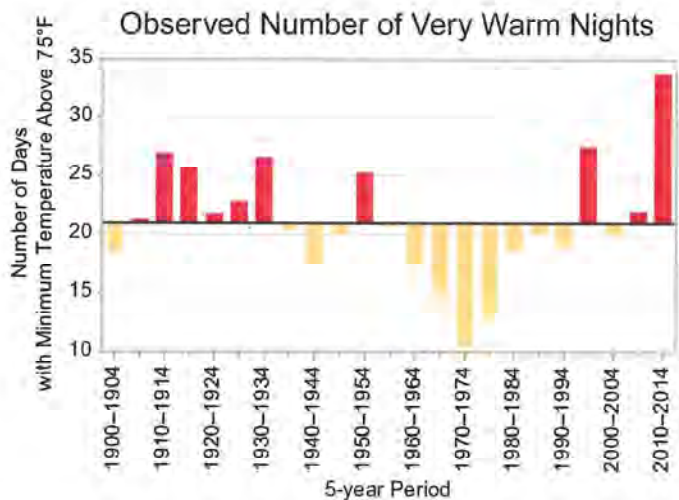
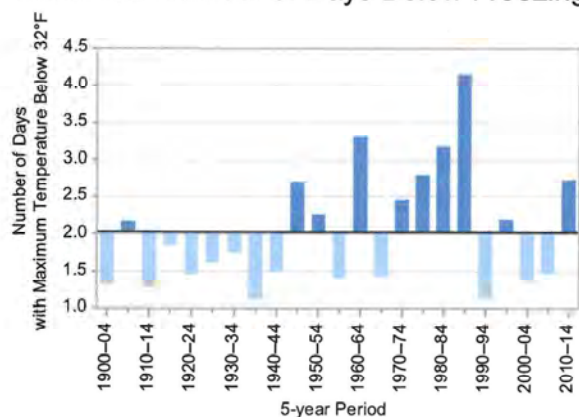


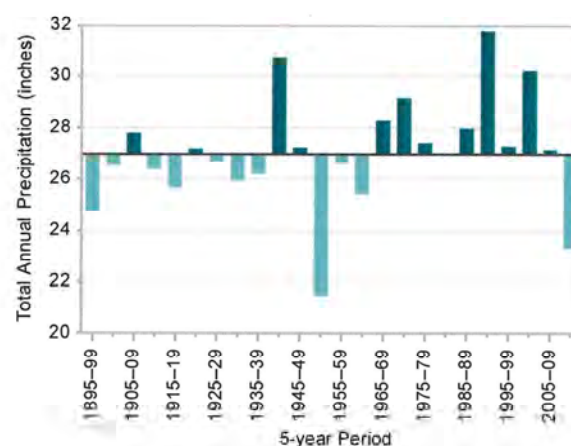
Figure 3: The observed number of very warm nights (number of days with minimum temperature above 75°F) for 1900–2014, averaged over 5-year periods; these values are averages from twenty-six long-term reporting stations. The 1970s saw a record low number of very warm nights. That number increased in the early 21st century, with the record highest number occurring in 2010–2014. The dark horizontal line is the long-term average (1900–2014) of about 21 days per year. Source: CICS-NC and NOAA NCEI.

in Texas history, with an estimated \$19.3 billion in damages. Along the southern coast, surges of between 11 and 13 feet typically have return periods of 25 years (Figure 7).

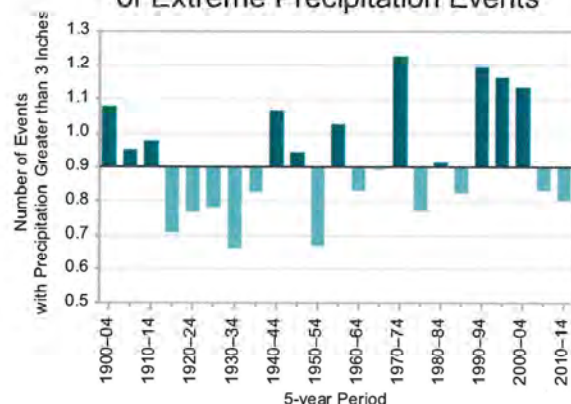
Observed Number of Days Below Freezing



b) Observed Annual Precipitation



Observed Number of Extreme Precipitation Events



d) Total Hurricane Events in Texas, 1900–2013

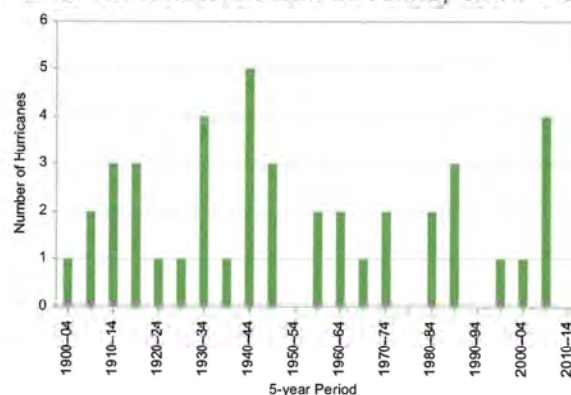


Figure 4: Observed (a) number of days below freezing (maximum temperature below 32°F), (b) annual precipitation, (c) extreme precipitation events (days with more than 3 inches), and (d) annual number of hurricanes affecting Texas, averaged over 5-year periods. The values in Figures 4a and 4c are averages from twenty-six long-term reporting stations for temperature and thirty-six long-term reporting stations for precipitation. The number of days below freezing was above average in the 1970s and 1980s; since then it has fluctuated near the long-term average. Annual precipitation varies widely between years and has been generally below average during the most recent 5-year period of 2010–2014. The number of extreme precipitation events was well above average during the 1990s and early 2000s and slightly below average since then. There is no long-term trend in the number of hurricanes. Source: CICS-NC and NOAA NCEI.

Over the past 30 years (1985–2014), Texas has averaged 140 tornadoes and 4 tornado fatalities per year. Events can occur all year, though activity typically peaks between April and June.

Under a higher emissions pathway, historically unprecedented warming is projected by the end of the 21st century (Figure 1). Even under a pathway of lower greenhouse gas emissions, average annual temperatures are projected to most likely exceed historical record levels by the middle of the 21st century. However, there is a large range of temperature increases under both pathways, and under the lower pathway, a few projections are only slightly warmer than historical records. Increases in the number of extremely hot days and decreases in the number of extremely cold days are projected to accompany the overall warming. By 2055, an estimated increase of 20–30 days over 95°F is projected under one pathway, with the greatest increase in southwestern Texas.

Future changes in annual average precipitation are uncertain (Figure 8), but an increase in intense rainfall is likely. Furthermore, even if average precipitation does not change, **higher temperatures will increase the rate of soil moisture loss and thus naturally occurring droughts will likely be more intense.** Longer dry spells are also projected.

Increased drought severity combined with increased human demand for surface water will cause changes in streamflow, with extended reductions of freshwater inflow to Texas bays and estuaries. Such reductions in streamflow will cause temporary or permanent changes to bay salinity and oxygen content, with potentially major impacts to bay and estuary ecosystems, such as negatively affecting organism growth, reproduction, and survival.

Future changes in the frequency and severity of tornadoes, hail, and severe thunderstorms are uncertain. However, **hurricane intensity and rainfall are projected to increase for Texas as the climate warms.**

Since 1880, global sea level has risen by about 8 inches. Along the Texas coastline, sea level rise has been measured between 5 and 17 inches per century, causing the loss of an average of 180 acres of coastline per year. **Sea level is projected to rise another 1 to 4 feet by 2100 as a result of both past and future emissions from**

human activities (Figure 9). Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts. These events can damage infrastructure, cause road closures, and overwhelm storm drains. As sea level has risen along the Texas coastline, the number of tidal flood days has also increased, with the greatest number occurring in 2008 and 2015 (Figure 10). Future sea level rise will increase the frequency of nuisance flooding (Figure 9) and the potential for greater damage from storm surge.

Total Rainfall Amounts in May 2015

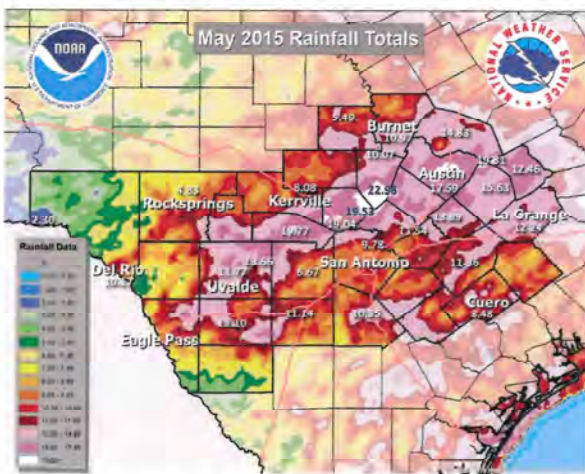


Figure 5: Monthly rainfall totals for May 2015 in south-central Texas. Large areas received more than 10 inches of rainfall and nearly the entire state was 2 to 4 times above normal. In late May 2015, south-central Texas experienced historic flash and river flooding following a 1- to 2-day rainfall of 4–12 inches and locally higher amounts. During this extreme precipitation event, the Blanco River at Wimberly, halfway between Austin and San Antonio, rose 35 feet in about 3 hours. Source: NOAA's National Weather Service.

Galveston Bay Coastal Surge Return Periods

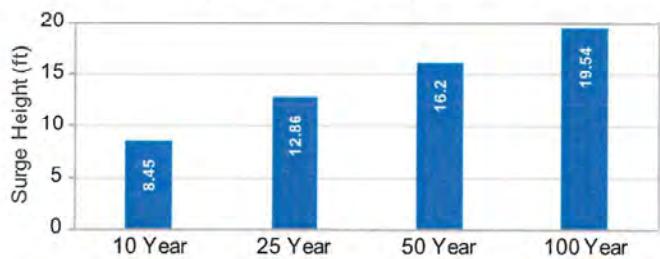


Figure 7: Coastal storm surge levels for 10-year, 25-year, 50-year, and 100-year return periods for (a) Galveston Bay. (Supplied by Luigi Romolo from the SURGEDAT database, Needham and Keim 2012)

Projected Change in Annual Precipitation

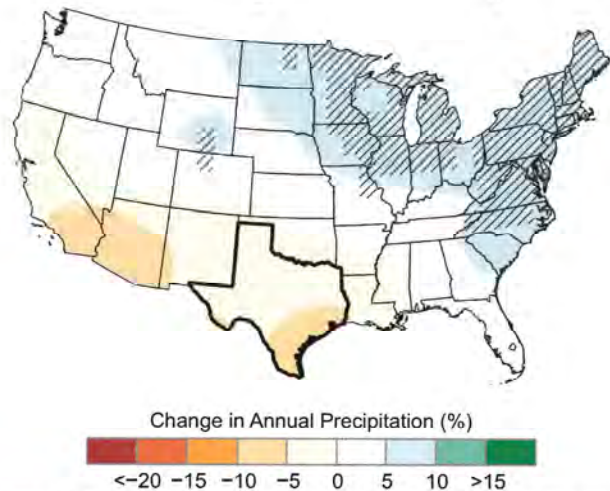


Figure 8: Projected changes (%) in annual precipitation for the middle of the 21st century compared to the late 20th century under a higher emissions pathway. Hatching represents areas where the majority of climate models indicate a statistically significant change. Texas is part of a large area in the southwestern and central United States with projected decreases in annual precipitation, but most models do not indicate that these changes are statistically significant. Source: CICS-NC and NOAA NCEI.

Texas Palmer Drought Severity Index

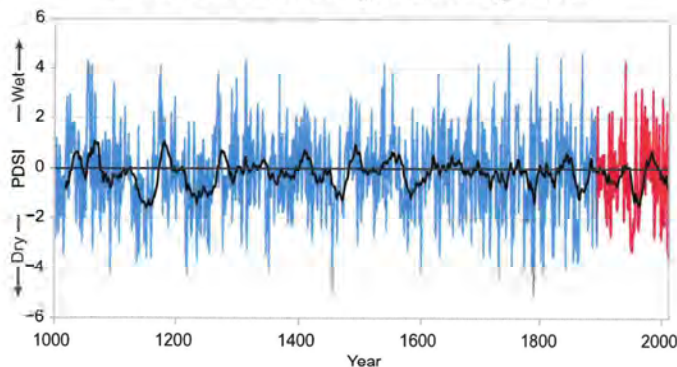


Figure 6: Texas Palmer Drought Severity Index. While periods of drought are common in Texas, the severity of the 2011 drought exceeded that of any previous drought throughout the history of the instrumental record (1895–2013 shown in red). Reconstruction of drought using proxies (blue) indicate droughts of the 2011 severity have occurred occasionally in the past. Source: NOAA NCEI.

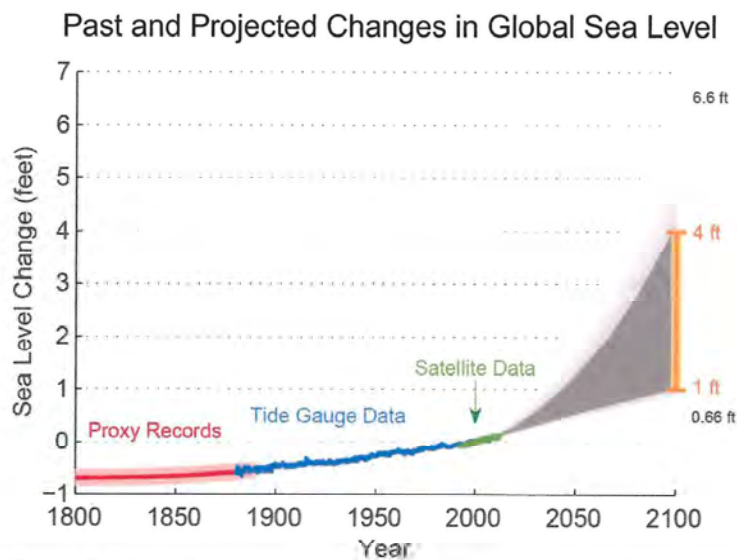


Figure 9: Estimated, observed, and possible future amounts of global sea level rise from 1800 to 2100, relative to the year 2000. The orange line at right shows the most likely range of 1 to 4 feet by 2100 based on an assessment of scientific studies, which falls within a larger possible range of 0.66 feet to 6.6 feet. Source: Melillo et al. 2014 and Parris et al. 2012.

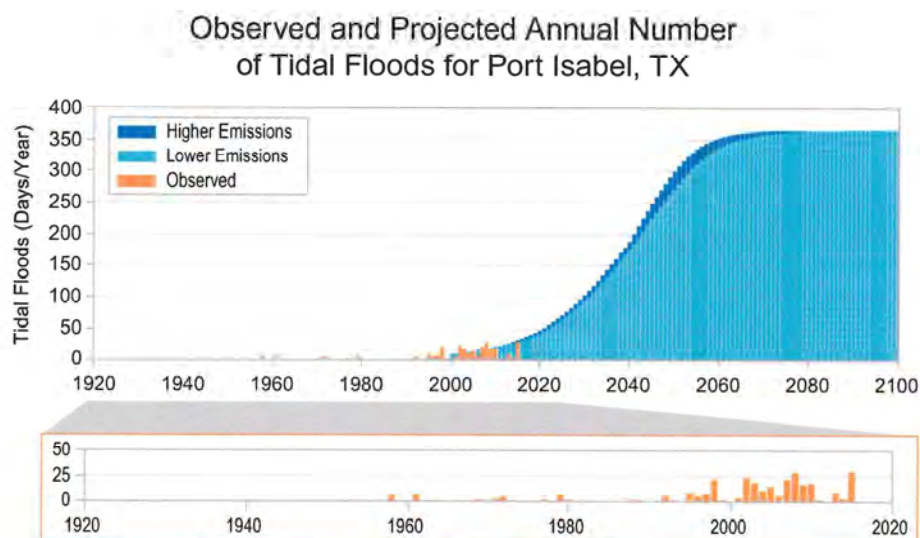
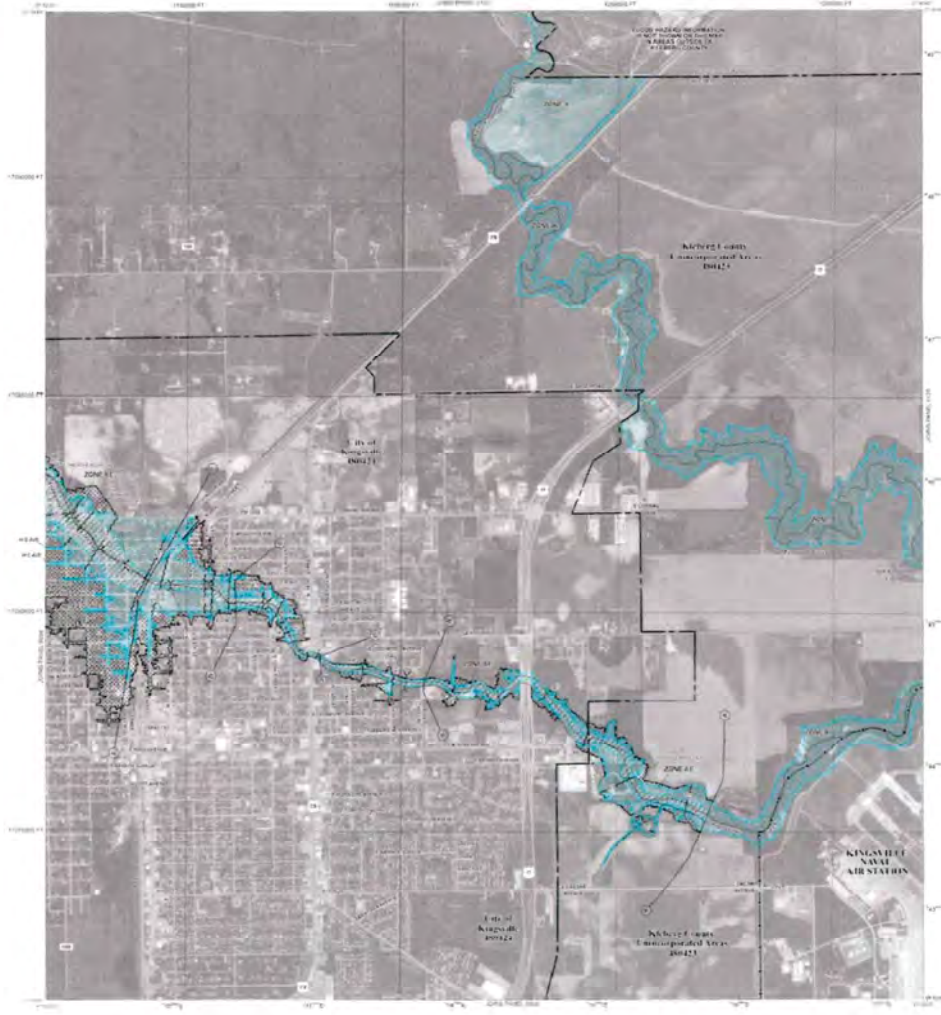


Figure 10: Number of tidal flood days per year for the observed record (orange bars) and projections for two possible futures: lower emissions (light blue) and higher emissions (dark blue) per calendar year for Port Isabel, TX. Sea level rise has caused an increase in tidal floods associated with nuisance-level impacts. Nuisance floods are events in which water levels exceed the local threshold (set by NOAA's National Weather Service) for minor impacts, such as road closures and overwhelmed storm drains. The greatest number of tidal flood days occurred in 2008 and 2015 in Port Isabel. Projected increases are large even under a lower emissions pathway. Near the end of the century, under a higher emissions pathway, some models project tidal flooding nearly every day of the year. To see these and other projections under additional emissions pathways, please see the supplemental material on the State Summaries website (<https://statesummaries.ncics.org/tx>). Source: NOAA NOS.

Attachment B
FEMA FIRM

[illegible][illegible][illegible]

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (RFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2018 at 2:20:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Kingsville Blotter

(Editor's note: Information in this column was obtained from Kingsville Police Department records. Everyone charged with a crime is presumed innocent until proven guilty in court.)

Tuesday, Sept. 21

7:21 p.m.
• Traffic problem - traffic offense, N 5th St And W Ave A

10:18 p.m.
• Person crimes - crimes against persons, assault - simple assault, controlled substance - marijuana - possession, warrant - local misdemeanor, warrant - out of county - felony, 703 E. Hoffman Ave

Wednesday, Sept. 22

8:00 a.m.
• Traffic accident - vehicle damage, W Corral And N Wells St

10:42 a.m.
• Agency assist, 1700 E. King Ave

11:01 a.m.
• Agency assist, 1700 E. King Ave

11:09 a.m.
• Agency assist, 1700 E. King Ave

11:23 a.m.
• Agency assist, 1700 E. King Ave

11:30 a.m.
• Agency Assist, 1700 E. King Ave

11:44 a.m.
• Agency assist, 1700 E. King Ave

12:03 p.m.
• Agency assist, 1700 E. King Ave

1:56 p.m.
• Warrant - local misdemeanor, KSO - Kleberg

County Sheriff's Office, 1500 E. King Ave

5:12 p.m.
• Traffic accident - hit/run, vehicle damage, N 14th St And E. Santa Gertrudis / FM 2045 St

5:32 p.m.
• Theft - larceny, from building, 1031 E. Ragland Ave

5:26 p.m.
• Juvenile problem - runaway juvenile, 1127 W. Kennedy Ave

5:54 p.m.
• Traffic accident, vehicle damage, S. 14th St And E. Lott Ave

8:19 p.m.
• Traffic accident - hit/run, vehicle damage, 731 Santa Barbara Dr

Thursday, Sept. 23
3:40 a.m.
• DUI - Alcohol, Paulson Falls Subdivision 2000 E. General Cavazos Blvd

7:04 a.m.
• Agency assist - assist other agency, 232 W. Nettie Ave

3:28 p.m.
• Harassment, other, 802 E. Henrietta Ave

4:15 p.m.
• Warrant, N. 14th St And E. Santa Gertrudis / FM 2045 St

sexual assault - fondling, 616 E. Mosquito Ave

9:49 p.m.
• Assault - simple assault, 1718 Mildred St

Friday, Sept. 24
12:07 a.m.
• Agency assist, Hwy 77 And 2230

2:12 a.m.
• DUI - alcohol, traffic stop, 700 N 5th St

7:30 a.m.
• Theft - larceny, from yard / land, S. 11th St And E. King Ave

9:41 a.m.
• Theft, 1763 The Park Dr

10:57 a.m.
• Warrant - obstruct police, other, Lucal Manor

12:20 N. 17th St
11:50 a.m.
• Trespassing, criminal trespass, WalMart #442

11:33 E. General Cavazos Blvd
2:09 p.m.
• Theft - lost / stolen property, Country Fresh

Kingsville, Tx Area 3
Laundromat 313 S. 12th St

3:07 p.m.
• Forgery, 201 Cecil Ave

4:56 p.m.
• Assault - simple assault, Pizza Hut 1530 S. 14th St

6:22 p.m.
• Damaged property - criminal mischief, 117 S. Wells St

9:54 p.m.
• Damaged property - damaged private property, 1617 N. 3rd St.

Saturday, Sept. 25
12:05 a.m.
• Burglary - forced entry - non-residence, Jubilee Kingsville

201 N. 19th St
1:33 a.m.
• DUI - alcohol, N. 3rd St And W. Ave B

1:36 a.m.
• Public intoxication, escape - custody escape, SKMH 1311 E. General Cavazos Blvd

3:47 a.m.
• Theft - other, Loves Truck Stop 1451 N. Hwy 77

7:09 a.m.
• Theft - larceny, from vehicle, 809 E. Fordyce Ave

10:59 a.m.
• Traffic accident, vehicle damage, minor, Los Cabos Mexican Restaurant

1920 E. King Ave
12:27 a.m.
• Miscellaneous - miscellaneous incidents, Valvoline Express Care 921 E. King Ave

3:39 p.m.
• Warrant - local - felony, threats - threat terrorist / state offenses, 723 W. Huisache Kingsville, Tx Area 1 Ave

3:17 p.m.
• Assault - intimidation (includes stalking), violation PO, 1409 Railroad St

3:58 p.m.
• Trespassing - tres-

passing, private property, tractor supply 2405 Brahmas Blvd

4:40 p.m.
• Suspicious, suspicious activity, 719 Hall St

5:39 p.m.
• Warrant - local - felony, WalMart #442 1133 E. General Cavazos Blvd

6:14 p.m.
• Traffic accident, injury, WalMart #442 1133 E. General Cavazos Blvd

6:54 p.m.
• DUI - Alcohol, DWI, S. 6th St. And E. General Cavazos Blvd

8:27 p.m.
• Traffic accident, vehicle damage, 300 S. 14th St.

8:29 p.m.
• Damaged property, damaged property, vehicle, criminal mischief, Sames Ford 2501 S. 77 Hwy

11:27 p.m.
• Traffic (Criminal Violation) - criminal - traffic violation, 300 W. Kennedy Ave

Sunday, Sept. 26
2:32 a.m.
• Burglary, forced entry residence, 1240 E. Ave. C

2:37 a.m.
• DUI - Alcohol, controlled substance - marijuana, possession, controlled substance - narcotic equipment, possession, warrant - local misdemeanor, W. Santa Gertrudis Ave And Seale St

2:54 a.m.
• Assault - simple assault, damaged property - criminal mischief, Courts

of Las Palomas 600 E. General Cavazos Blvd
4:34 a.m.
• Privacy violation - criminal trespass, 522 W. Alice Ave.

6:58 a.m.
• Damaged property - criminal mischief, Executive Inn 2203 E. King Ave.

9:17 a.m.
• Theft - larceny, from vehicle, 303 W. Richard Ave.

2:45 p.m.
• Theft - larceny, from vehicle, The Legends at Kingsville 1331 W. Santa Gertrudis Ave.

5:13 p.m.
• Theft - larceny, from vehicle, burglary Javelina Station 1300 W. Corral

5:31 p.m.
• Traffic accident, traffic accident, injury, Victors Glass 1302 N. 6th St.

5:58 p.m.
• Assault - simple assault, 228 E. Kennedy Ave.

5:42 p.m.
• Theft - larceny, from vehicle, burglary, 316 E. Alice Ave.

5:44 p.m.
• Traffic accident, minor Walgreens 922 E. King Ave

6:49 p.m.
• Property - found property, 1700 N. 6th St.

8:39 p.m.
• Burglary - burglary, unforced entry nonresidence, 329 E. Nettie Ave

10:51 p.m.
• Theft - shoplifting, criminal trespass, WalMart # 442 1133 E. General Cavazos Blvd.

Bishop Blotter

(Editor's note: Information in this column was obtained from the Bishop Police Department records. Everyone charged with a crime is presumed innocent until proven guilty in court.)

The Bishop Police Department summary of calls for service from Aug. 14-21. There were 63 traffic stops for traffic enforcement during this time.

Saturday, Aug. 14
12:13 p.m.
• EMS - medical - in city limits / EMS - patient transport to hospital, 200 Blk CR 75 Off FM 665

12:30 p.m.
• Fire - controlled burn / information only, 3200 Blk Belk Ln

2:12 p.m.
• EMS / medical - in city limits / EMS - patient transport to hospital, 900 Blk EE Oregon St.

3:10 p.m.
• Assist other le agency / clear, 200 Blk WW 4th St.

3:54 p.m.
• EMS / medical - outside city limits / information only, 500 Blk Meadowbrook

4:50 p.m.
• Public works - after hours/call out / public works call, 300 Blk WW 6th St.

10:26 p.m.
• EMS / medical - in city limits / EMS - patient transport to hospital, 200 Blk EE Birch Ave

10:54 p.m.
• Suspicious activity / clear, 600 Blk EE 3rd St

10:56 p.m.
• Assist other le agency / clear, US Hwy 77 And CR 24

Monday, Aug. 16
7:37 a.m.
• EMS / medical - in city limits / EMS - patient refused transport, 100 Blk EE Joyce

8:14 a.m.
• Assist other le agency / clear, Hwy 77 NB at Carret

9:09 a.m.
• Animal control request / ACO - animal control call, 400 Blk WW Main St.

4:30 p.m.
• Assistance request - citizen / clear, Hwy 77 at CR 4 Nill Tessler Rd

5:50 p.m.
• Runaway juvenile / report, 300 Blk WW 3rd St.

6:23 p.m.
• Suspicious person / information only, 700 Blk WW Main St.

7:23 p.m.
• Civil stand by - le / code

8:05 p.m.
• Reckless driving / warning, NB Bus 77 Fannin

10:17 p.m.
• EMS / medical - in city limits / EMS - patient transport to hospital, 300 Blk EE 2nd St.

10:39 p.m.
• EMS / medical - in city limits / EMS - patient transport to hospital, 600 Blk EE 10th St.

Tuesday, Aug. 17
12:10 a.m.
• Assist other le agency / clear, US Hwy 77 Corbett

3:06 a.m.
• Assist other le agency / clear, SB US Hwy 77

9:16 a.m.
• Loitering - unwanted person / clear, 200 Blk SS Ash Ave

10:18 a.m.
• Assistance request - citizen / clear, 900 Blk EE 4th St.

12:29 p.m.
• EMS / medical - in city limits / EMS - patient refused transport, 2800 Blk CR 75-B AT CR 16

1:52 p.m.

1:47 p.m.
• Suspicious activity / information only, 100 Blk WW 2nd St.

4:34 p.m.
• Assist other le agency / clear, Hwy 77 SB AT 2826

6:22 p.m.
• 200 Blk WW Crockett St.

7:38 p.m.
• EMS / medical - in city limits / EMS - patient refused transport, 900 Blk EE Joyce St.

8:13 p.m.
• Questions - request of officer contact / unable to locate, 900 Blk EE 4th St.

11:45 p.m.
• Routine / patrol req / clear, 200 Blk NN Ave D

Wednesday, Aug. 18
12:21 a.m.
• EMS / medical - in city limits / EMS - patient refused transport, 600 Blk EE 10th St.

9:45 a.m.
• EMS / medical - outside city limits / EMS - patient refused transport, 2800 Blk CR 75-B AT CR 16

1:52 p.m.

City ordinance violation / information only, 500 Blk Henderson St.

3:14 p.m.
• Abuse - child / clear, 300 Blk EE 3rd St.

3:21 p.m.
• Assist other le agency / clear, 3300 Blk CR 105

6:49 p.m.
• Routine / patrol req / clear, 300 Blk WW 3rd St / Ave D

7:26 p.m.
• Stalled vehicle - hazard / clear, US Hwy 77

7:36 p.m.
• Suspicious vehicle / referred to other le agency, Hwy 77

7:59 p.m.
• EMS / medical - in city limits / EMS - patient transport to hospital, 200 Blk WW 3rd Rd.

9:27 p.m.
• Disturbance - in progress / clear, 200 Blk EE 5th

Thursday, Aug. 19
4:03 a.m.
• Alarm - business / code, 900 Blk EE 10th St.

6:59 a.m.
• Accident - major damage / injuries / EMS - patient refused transport, FM 663 CR 75

7:03 a.m.

Accident - major damage / injuries / clear, FM 665 / CR 75

8:16 a.m.
• Animal control request / ACO - animal control call, 300 Blk EE Joyce

10:07 a.m.
• Animal control request / ACO - animal control call, 200 Blk WW 3rd St.

10:21 a.m.
• EMS / medical - in city limits / EMS - patient refused transport, 900 Blk EE Oregon St.

12:01 a.m.
• Public works - notify water dept. / public works call, 400 Blk EE Tubbs

1:37 p.m.
• Runaway juvenile / report, 200 Blk EE 5th St.

10:50 p.m.
• Stranded motorist - hazard / unable to locate, CR 857 / CR 6

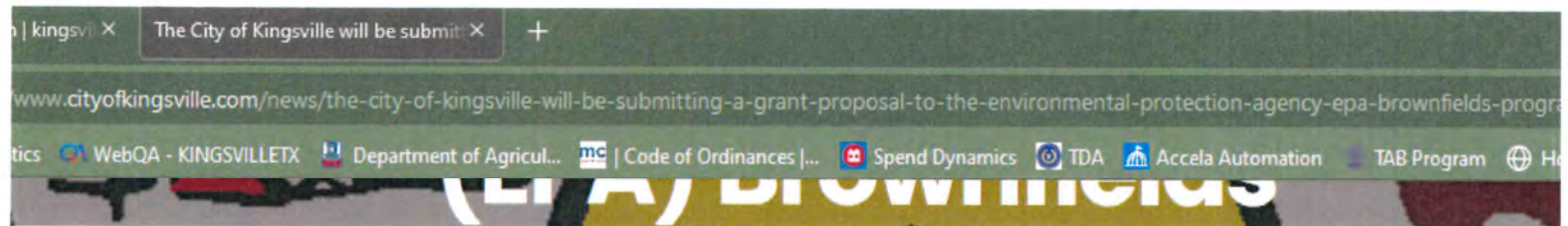
11:54 p.m.
• Suspicious activity / clear, 200 Blk NN Ave D

Friday, Aug. 20
4:57 a.m.
• EMS / medical - in city limits / EMS - patient transport to hospital, 600 Blk EE 9th St.

7:06 a.m.

Public Notice of EPA Brownfields Cleanup Grant Application by City of Kingsville

The City of Kingsville will be submitting a grant proposal to the Environmental Protection Agency (EPA) Brownfields Program for the site known as the former Kleberg County Hospital located at 400 E. Caesar Blk, Kingsville, Texas. A copy of the draft grant application which includes a draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be made available for public viewing November 1 through November 26, 2021 at the City of Kingsville's Planning Department located at 410 W. King. Monday thru Friday from 8:00 AM-5:00 PM. The draft grant application and ABCA will also be available on the City of Kingsville website at: <https://cityofkingsville.com>. The draft application is on the agenda for the City of Kingsville's regular City Commission meeting on November 22, 2021, 5:00 PM at City Hall, 400 West King, in the Helen Kleberg Groves Community Room. Discussion and comments on the grant application and ABCA will be heard during the meeting. If you are unable to attend or have additional comments following the meeting, please email your comments to sresendez@cityofkingsville.com. All comments must be received by 12:00 PM on November 26, 2021. Contact Stephanie Resendez at 361-595-8055 or the email above with any questions.



NOVEMBER 2, 2021 | NEWS | DEREK WILLIAMS

The City of Kingsville will be submitting a grant proposal to the Environmental Protection Agency (EPA) Brownfields Program for the site known as the former Kleberg County Hospital located at 400 E Caesar Street, Kingsville, Texas. A copy of the draft grant application which includes a draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be made available for public viewing November 1 through November 26, 2021 at the City of Kingsville's Planning Department located at 410 W. King., Monday thru Friday from 8:00 AM-5:00 PM. The draft grant application and ABCA will also be available on the City of Kingsville website at: <https://cityofkingsville.com>. The draft application is on the agenda for the City of Kingsville's regular City Commission meeting on November 22, 2021, 5:00 PM at City Hall, 400 West King, in the Helen Kleberg Community Room. Discussion and comments on the grant application and ABCA will be heard at the meeting. If you are unable to attend or have additional comments following the meeting, please email your comments to sresendez@cityofkingsville.com. All comments must be received by 12:00 PM on November 22, 2021. Contact Stephannie Resendez at 361-595-8055 or the email above with any questions.

EPA Brownfield Cleanup Grant - Narrative Information Sheet

1. Applicant Identification:

City of Kingsville, Texas
400 West King Avenue
Kingsville, Texas 78363

2. Funding Requested:

- (a) Grant Type: Single Site Cleanup
- (b) Federal Funds Requested:
 - (i) Requested Amount: \$500,000
 - (ii) Not requesting a cost share waiver
 - (iii) Not requesting a waiver of the \$500,000 limit

OUR OPINION

Ranch Hand Weekend and Vattmann Thanksgiving return!

Sometimes we forget what we have, and when they're gone, we realize just how much we missed them.

Two local events over the course of the next week prove our point. This Friday and Saturday, it's the return of the Ranch Hand Breakfast at the King Ranch and Ranch Hand Weekend downtown. Last year, the community event voted Kingsville's Favorite Festival was postponed due to the COVID-19 pandemic.

This year it's back, and we can

feel the excitement build as things get back to where they were two years ago.

The Ranch Hand Breakfast is known far and wide throughout the West. It is one of the must-do things you have to experience if you live in Texas. The authentic cowboy breakfast and events at the King Ranch bring people into town from far and wide.

The City and the Tourism office have capitalized on the influx of visitors, and every year the Ranch Hand Weekend celebration con-

tinues to grow with the tree lighting, the Holiday Sip and Shop tour, the car show, the vendors and a myriad of things to do downtown all day long. The day is topped off with a concert by GRAMMY winner Steve Wariner, making this one of the most fun weekends of the year in South Texas. We welcome all our visitors and friends to town this weekend, and hope you'll have a great time. There are lots of fun places to shop and eat in our town, so check with the locals and they'll give you pointers on where

to go, shop and dine.

Then next Thursday, it's Thanksgiving and the full-fledged return of the Vattmann Thanksgiving Dinner Celebration. This will mark the 107th year the quaint little community on the way to Baffin Bay has held its Thanksgiving sit-down feast. Only two times in the storied history of this event have outside influences affected the sit-down dinner.

The event was cancelled one year during World War II, and last year, due to the pandemic it was

take-out only.

This year, organizers and volunteers are brimming with excitement about the return of the full event, as dinner will be served inside and the Country Store will be open for people who love crafts and the arts.

We know this event brings in plenty of people to Vattmann, and we welcome everyone back for the fallow day of Thanksgiving.

To our visitors and friends, we say "Welcome. Stay Awhile." And Happy Holidays everyone.

A bad trick turns into a great night

Talk about a day of ups and downs and back up again! Saturday was one of those days.

Two months ago, I purchased a pair of tickets to see Ray Wylie Hubbard at the historic Paramount Theater in downtown Austin. I've seen Ray Wylie perform before, and I've interviewed him for this newspaper. My girlfriend was excited too, as she reserved a room for us at the historic Stephen F. Austin Hotel located right next door to the Paramount.

The day started off with a visit to the San Marcos Outlet Mall followed by a nice lunch at Cody's. When we got to Austin, our room wasn't ready so we meandered our way over to the Driscoll Hotel. I had never been to either the Driscoll or the Stephen F. Austin, so it was a real thrill for me to see both of these legendary classic hotels in person for the first time.

We spent about 90 minutes walking through the hotels, and went back to the registration desk to get our room.



TERRY FITZWATER
PUBLISHER'S REPRESENTATIVE

When we got there the attendant said he was sorry, but our room was still not ready.

That little bit of news should have been a harbinger of things to come. After calmly explaining to the attendant that it was already two and one-half hours past check-in time, he upgraded our room. We had time to spare so we ambled down to the second-floor patio at the hotel, and the view was

incredible. Not only could we see the neon Paramount Theater sign lit up, but just to the left of that was a majestic view of the Texas Capitol Building lit up under a clear evening sky. The view was magnificent, and I didn't want to leave. I felt like sitting there and staring at

the view. It was almost an Otis Redding-type moment. Sitting on the Dock of the Bay.

We then went back to the hotel room, changed clothes and grabbed our tickets to the Ray Wylie show. That's when the trouble really started.

As we were standing in line, an employee of the theater came out and asked everyone in line for their COVID vaccine cards.

"Oh no!" I exclaimed. "I didn't know we had to bring our cards to this event."

Well, my girl had wisely taken a picture of her card and had hers with her. I was up the creek without a paddle, as I had not.

"I've had both shots and the

booster," I explained to the door man. That got me nowhere. I tried another tactic.

"I've met Ray and Judy (Ray's wife) and interviewed him before so maybe they can vouch for me," I pleaded. That brought the manager over.

"If you go to the CVS store down the street two blocks and get a negative test, I'll let you in," the manager said.

So off we went to the CVS store. It was 7:30 p.m., and the pharmacy was already closed.

"Oh no," I moaned. "I'm not going to get in and it's my own fault."

We walked back to the theater and I informed the manager the CVS was closed. He called Judy Hubbard and asked if she knew me. She said she did not remember, and that hurt my ego even more.

"Give me something, sir, that shows you've been vaccinated—anything," he said.

Then I remembered I had taken pictures of Judy and Ray after his show at the Saxon Pub

a few months before. We had to show proof of vaccination there, so I took out my phone and showed him the pictures of me with Ray, Judy and friends.

"That's proof!" he exclaimed and my hopes soared and the smile returned. "You could not have gotten into that show if you had not been immunized so go on in."

Thank God. Once inside, we were surprised when Ray brought out Hayes Carll to the stage and the two of them played acoustic music by themselves for a half hour on his 75th birthday. Then the whole crowd sang Happy Birthday to Ray Wylie.

He opened his show with the song Bad Trick, and I couldn't help but think I almost had a Bad Trick and didn't see the concert.

Thanks to Chip at the theater, I saw one heckuva show.

But I did this as soon as I got home: I took a picture of my vaccination card. Now it goes with me everywhere.

UCHE ECHIOZO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

My good people of Kingsville, I bring you warm greetings once again from the Planning and Development Services Department.

It has been a while since I last communicated to you all. A lot has happened and are still happening hence the ur-



gent need to bring matters up to date.

This edition of our column will address two key planning announcements: 1. Developers' Meeting/Town Hall.

The department of Planning and Development Services

intends to host a Developers' Town Hall/Meeting on December 2, 2021 at the Community Room (City Hall) at 10 a.m.

This meeting is the second in a series of meetings geared towards educating, clarifying and reviewing the planning process. Developers and Building Contractors are highly encouraged to attend.

2. Brownfield Grant: The City is in the process of submitting an application for a Brownfield Grant and would like residents of the City of Kingsville to visit the planning department to review details of the application.

This Grant is to facilitate the asbestos cleanup and demolition of the former Kleberg County Hospital located on

400 Block E. Caesar, opposite St. Gertrude Catholic Church. We welcome your comments on the said project and would like suggestions as to possible reuse opportunities for the site.

I thank you all for your good efforts. God bless us all. God bless the City of Kingsville. And God bless the United States of America.

Letters to the Editor

Schindler's list politics

To the editor:

Why is governor Greg Abbott getting involved in Texas school book banning? Is it because he

wants to please his wealthy donor base so he can have more campaign contributions which in turn could help him win the

2022 state governors election?

So if Mr. Abbott is successful in banning books then he might want to organize a large

book burning party like the Nazis did in Germany on May 10, 1933. Hmm... Can anyone tell me did the movie Schindler's

List have a book burning scene?

TOMAS CANTU
CONCEPCION, TEXAS

You have a voice – use it

The Kingsville Record welcomes "Letters to the Editor" submissions, which are published in the weekend edition. Submissions must be no more than 300 words in length, and may be edited for space and grammar. Letters containing vulgar, obscene language will not be accepted. Letters must include a name and contact information

for the writer, although contact information will not be published. Anonymous submissions will not be accepted. Submissions can be brought to the Kingsville Record at 231 East Kleberg or emailed to editor@kingsvillerecord.com. Letters may also be mailed to P.O. Box 951, Kingsville, Texas 78364.

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Pub. Hrg.

City of Kingsville
Planning and Development Services Department

TO: Mayor and City Commissioners

CC: Mark McLaughlin, City Manager

FROM: Uche Echeozo, Director

DATE: November 9, 2021

SUBJECT: Request for a Public Hearing on the submission of a **Brownfield Cleanup Grant** from the United States Environmental Protection Agency (EPA) and to discuss the draft application.

Summary: The Planning and Development Services Department of the City of Kingsville wishes to apply for a **Brownfield Cleanup Grant** that would facilitate the hazardous abatement, cleanup and demolition of the old Kleberg Hospital. Consequently, a request is made for a Public Hearing geared towards engaging members of the community.

Background: The Planning and Development Services Department of the City of Kingsville is currently embarking on actions that would rid the City of dilapidated and potentially dangerous/unhealthy premises and structures. The works are ongoing but the funds are fast depleting. Of particular reference and the subject of this request, is the asbestos cleanup and demolition of the Old Kleberg County Hospital located at the 400 E Caesar Blk. In order to adequately fund this exercise, and get it to completion, they wish to submit an application for a Brownfield Cleanup Grant that gives a maximum of \$500,000 which would be employed towards the asbestos abatement as well as the demolition of building, slab and contents. A public hearing is part of the requirements needed to ensure members of the community are adequately briefed on the details of the plan.

Financial Impact: None.

Recommendation: Approve the request for a Public Hearing.



RESOLUTION # 2021- 82

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS PROGRAM FOR REMEDIATION AT SITE OF THE OLD KLEBERG COUNTY HOSPITAL BUILDING AT 400 E. CAESAR AVE., KINGSVILLE, TEXAS.

WHEREAS, the City Commission of the City of Kingsville, Texas finds that it is important to redevelop older properties that have fallen into a state of disrepair so these properties can have a positive impact on the community again;

WHEREAS, the City Commission had previously, via a report from the City's Building Official, already identified the old Hospital Building located at 400 E. Caesar Ave., Kingsville, Texas as being in a state of disrepair such that it is a danger to the community;

WHEREAS, the City believes that an environmental assessment and clean-up of this property would allow for the structure to be razed so that redevelopment of the property could occur;

WHEREAS, the property sits in a prime area for residential development in the middle of town abutted by single family homes, medical clinics, and a church;

WHEREAS, earlier this year, the City repaved the roadway on Caesar Avenue from 6th Street to 14th Street which makes the area more favorable for redevelopment;

WHEREAS, the City was able to acquire the property from the former property owner and the City does not have the funding to do an environmental remediation of the building located at 400 E. Caesar Ave.;

WHEREAS, the Environmental Protection Agency ("EPA") has grant programs to assist with such matters and staff proposes that the City apply for a Brownfields Program Grant with the EPA to try and secure such funding for this location;

WHEREAS, the City Commission has authorized the submission of applications for the purpose on November 13, 2017 and November 25, 2019;

WHEREAS, the City believes that if the grant is awarded it would be the beginning of a redevelopment project that could provide housing opportunities for citizens and improve this area and the community overall.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT a grant application be submitted to the Environmental Protection Agency, requesting funding from the Brownfields Program for 400 E. Caesar Ave., Kingsville, Texas.

II.

THAT all proceeds from said grant shall be administered in conformity with the grant application, the grant award, and any other rules or regulations governing disbursement.

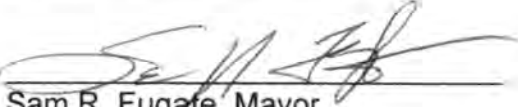
III.

THAT the City Manager is hereby designated as the Authorized Official to accept, alter, or reject the grant, and that the Director of Planning & Development Services will administer the program and execute and submit all certifications, reports, or contracts necessary for the administration and expenditure of such grant.

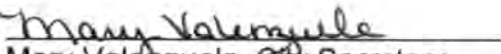
IV.

THAT this Resolution shall be and become effective on or after adoption.

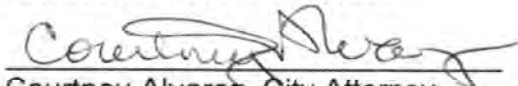
PASSED AND APPROVED by a majority vote of the City Commission on the 22nd day of November, 2021.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, City Secretary

APPROVED AS TO FORM:


Courtney Alvarez, City Attorney

[illegible]




COMMISSIONER SID MILLER

A1302

Office of Rural Affairs
Texas Community Development Block Grant Program

SELF-MONITORING REVIEW CERTIFICATION

Grant Recipient: CITY OF KINGSVILLE, TX	TxCDBG No. 7219012
By signing this Self-Monitoring Review Certification, I certify to the best of my knowledge and belief that the attached monitoring review checklists are true, complete, and accurate and that they were completed by a person possessing a current certificate for successful completion of TxCDBG Program Project Implementation training. I also certify that any findings of non-compliance have been accurately self-reported. A copy of this Self-Monitoring Review will be retained in local files with all project records in accordance with TxCDBG program project implementation policy.	
Chief Elected Official Signature 	Title: MAYOR
Printed Name: SAM FUGATE	
Date: September 30, 2021	

Based on my examination of pertinent project records for the referenced TxCDBG contract, I hereby certify that I have truthfully and accurately completed the attached Self-Monitoring Review checklist.	
Signature of Reviewer: 	Reviewer Title or Name of Firm: Project Director/Grant Administrator
Printed Name: UCHE ECHEZO	
Date: September 30, 2021	

TDA Use Only	
Acceptance of Self-Monitoring Review	
TxCDBG Program Monitor Signature: Rosalinda Hamilton	Date: 11/19/2021
Printed Name: Rosalinda Hamilton	

12/16/2020

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/01/2021

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Texas

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Kingsville

* b. Employer/Taxpayer Identification Number (EIN/TIN):

74-6001513

* c. Organizational DUNS:

0809286060000

d. Address:

* Street1:

400 West King

Street2:

* City:

Kingsville

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

78364-5355

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

* First Name:

Uche

Middle Name:

* Last Name:

Echeozo

Suffix:

Title: Director of Planning and Development Services

Organizational Affiliation:

* Telephone Number:

361-595-8055

Fax Number:

* Email: uecheozo@cityofkingsville.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-21-06

* Title:

FY22 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Kingsville FY22 Brownfield Cleanup Grant for Former Kleberg County Hospital

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-34

* b. Program/Project TX-34

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/03/2022

* b. End Date: 09/30/2025

18. Estimated Funding (\$):

* a. Federal	500,000.00
* b. Applicant	100,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	600,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Mark

Middle Name:

* Last Name: McLaughlin

Suffix:

* Title: City Manager

* Telephone Number: 361-595-8002 Fax Number:

* Email: citymanager@cityofkingsville.com

* Signature of Authorized Representative: Stephannie T Resendez * Date Signed: 12/01/2021